

PB# 75-23

**Silver Stream
Trailer Court**

75-23 Silver Stream Trailer Court

75-23 Silver Stream Trailer Court

approved 12/10/75

extension approved 5/12/82 ch.



1763

OFFICE OF THE PLANNING BOARD

TOWN OF NEW WINDSOR

Copy to: James R. Loeb, Attorney

555 Union Avenue
New Windsor, New York 12550
(914) 565-8800

July 29, 1971

Theodore F. Marsden, Supervisor
Town of New Windsor
555 Union Avenue
New Windsor, New York (12550)

RE: Silver Stream
Trailer Park
Application.

Dear Sir:

This is to inform you of the status of Mr. Bivona's application for an extension to Silver Stream Trailer Park; as requested in your letter dated, July 8, 1971.

Engineer Kessler's report, dated July 3, 1971, was #9., on the agenda of the Planning Board meeting, held on July 14, 1971. The report stated that:

" Examination of the preliminary plan with respect to road layout indicates three areas where excessive grades may be encountered. These grades, coupled with the large cuts and fills necessary to correct them, can make several of the lots almost inaccessible to trailers. The worst condition occurs on the new easterly road, in the vicinity of proposed lots 25 thru 29. It appears that a realignment of this road should be made, starting at lot 25 and continuing in a northwesterly direction until it intersects with the existing entry road just to the south of the stream.

Use of an alignment as suggested above will also alleviate the problem of poor sight distance which occurs at the proposed easterly entrance to the trailer park.

Among some of the other potential problems of the subdivision are the steep grades on lots 21, 22, 23, 24, & 25. Grades of 15% to 20% exist on these lots. These steep grades will make sitting of trailers very difficult.

Further review of this subdivision is impractical without road profiles, proposed grades, and proposed improvements.

Bernard Kessler"

We will be glad to inform you of all future progress of this application.

Sincerely yours,

Ernie L. Dunning
Ernie L. Dunning

BERNARD KESSLER, P.E.

Consulting Engineer

6 FLEETWOOD AVENUE

Spring Valley, N.Y. 10977

914 356-0217

July 3, 1971

Town of New Windsor Planning Board
Re: Silver Stream Trailer Park
Preliminary Comments.

Examination of the preliminary plan with respect to road layout indicates three areas where excessive grades may be encountered. These grades, coupled with the large cuts and fills necessary to correct them, can make several of the lots almost inaccessible to trailers. The worst condition occurs on the new easterly road, in the vicinity of proposed lots 25 thru 29. It appears that a realignment of this road should be made, starting at lot 25 and continuing in a northwesterly direction until it intersects with the existing entry road just to the south of the stream.

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Further review of this subdivision is impractical without road profiles, proposed grades, and proposed improvements.

Bernard Kessler

BERNARD KESSLER, P.E.

Consulting Engineer

6 FLEETWOOD AVENUE

Spring Valley, N.Y. 10977

914 356-0217

October 7, 1971

Town of New Windsor Planning Board

Re: Silver Stream Trailer Park

Preliminary Grading Plan.

The proposed road and site grades show considerable improvement over the preliminary plan submitted in May 1971.

The maximum road grades are now about 8%. The original lots 21, 22, and 23, which were the steepest on the site, are eliminated and are now green area. All remaining lots which had excessive grades show cuts or fills to match the roads and thus make them easily accessible.

The easterly roadway still shows an entrance to Route 207 through the road to the laundry. This road should be curved to the west as suggested in my report of July 3, 1971.

Bernard Kessler

BERNARD KESSLER, P.E.
Consulting Engineer
6 FLEETWOOD AVENUE
Spring Valley, N.Y. 10977

914 356-0217

February 21, 1972

Town of New Windsor Planning Board

Re: Silver Stream Trailer Park

The latest submission of this plan has added the following items:

1. Walks - The layout is a good one providing all lots with access to the play area.
2. Lighting - A sufficient lighting plan is shown with illumination at all street intersections and at intermediate points.
3. Landscaping - Additional trees should be indicated. The Mobile Home Law requires plantings at intervals of not "less" than 50'. I believe this was meant to read not "more" than 50'. (Sect. 27A-23)

There has still been no change made in the proposed elimination of the easterly entrance road as suggested in my reports of July 3 and October 7, 1971.

Bernard Kessler



OFFICE OF THE PLANNING BOARD

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, New York 12550
(914) 565-8808

December 5, 1974

Elliott Weiner, Esquire
Rider, Weiner & Loeb Attorneys
Little Britain Road
New Windsor, New York 12550

RE: Silver Stream Trailer
Court

Dear Mr. Weiner:

This is to inform you that the New Windsor Planning Board at the November 13, 1974 Meeting granted a one (1) year extension to the preliminary approval of Silver Stream Trailer Court.

Respectfully,

JOSEPH LOSCALZO
Chairman

JL:sh



OFFICE OF THE PLANNING BOARD

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, New York 12550
(914) 565-8808

December 16, 1975

TO WHOM IT MAY CONCERN:

The Planning Board of the Town of New Windsor at the December 10, 1975 meeting granted APPROVAL to the Silver Stream Trailer Park Site Plan.

Very truly yours,

HENRY VAN LEEUWEN
Vice Chairman

HVL:s

SILVERSTREAM TRAILER COURT

35
M.D. ~~XX~~ LITTLE BRITAIN ROAD
(OPPOSITE STEWART AIR FORCE BASE ENTRANCE)

NEWBURGH, N. Y. 12550

XXXXX
XXXXXX
XXXXXX

504-1292
TELEPHONE ~~XXXX~~

June 22, 1975

Town of New Windsor Planning Board
555 Union Avenue--Town Hall
New Windsor, New York

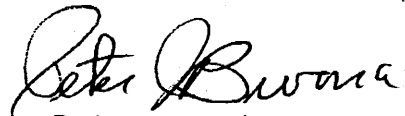
Gentlemen:

Since the preliminary approval of our proposed expansion we have encountered numerous obstacles from the M.T.A. due to their proposed acquisition of part or all of the Silver Stream property; such proposals as the taking of the park's existing and proposed drain field, as well as other portions of the park's land on which expansion was planned. Now that the proposed railway is not in the very near future but Town sewage is a reality by next spring, we are applying for our final approval.

The final approval of course is contingent on Town sewage. We will construct our pads and other facilities, but they will not be occupied until we are able to hook onto the Town sewage.

Please place our request for approval on the agenda for the July 1975 meeting of the Board.

Respectfully submitted,



Peter J. Bivona
President

PJB/cab

CENTRAL HUDSON
GAS & ELECTRIC CORPORATION

RECEIVED
MAY 28 1975

256 BROADWAY, NEWBURGH, NEW YORK 12550
NEW WINDSOR PLANNING BOARD

561-1000

May 16, 1975

Town of New Windsor Planning Board
555 Union Avenue
New Windsor, New York 12550

Att: Mr. Joseph Loscalzo

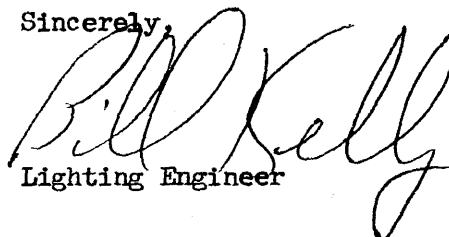
Re: Silver Stream Trailer Court

Dear Mr. Loscalzo:

Silver Stream Trailer Court has approached us regarding the installation of an additional twelve trailers. They have shown me your letter of December 5, 1974 informing Mr. Elliot Weiner that on November 13th, your Planning Board granted a 1 year extension for the preliminary approval of Silver Stream Trailer Court. Since this is only preliminary approval, I am assuming that you will be reviewing this project before granting final approval. Therefore, I can not construct any facilities in this park until such time as the entire project has been approved by all governmental authorities having jurisdiction.

I would appreciate hearing from you regarding this matter.

Sincerely,


Lighting Engineer

WJKelly/lp

cc: Mr. Paul Cuomo, Town Engr.
Milton Fischer, Supervisor

9-12-73
S

RIDER, WEINER & LOEB, P.C.
ATTORNEYS AND COUNSELLORS AT LAW

M. J. RIDER (1906-1968)
ELLIOTT M. WEINER
JAMES R. LOEB
DAVID L. RIDER

POST OFFICE BOX 1268
LITTLE BRITAIN ROAD (ROUTE 207)
NEWBURGH, NEW YORK 12550
(914) 562-8700

September 11, 1973

Planning Board, Town of New Windsor
Union Avenue
New Windsor, New York

Re: Silver Stream Trailer Court - Our File: 7632

Gentlemen:

We received preliminary approval of our plans for an extension of our new trailer court from your Board. In addition, we have submitted to the Health Department the plans and have been waiting for their approval for some time.

The surveyors from the Metropolitan Transportation Authority have been through our property and we have been advised that the high speed railway will either run through the proposed new section or through another area on which the owners houses are located.

Under the circumstances, we would appreciate an extension of the preliminary approval until a determination is made by the MTA of the location of the high speed railway.

Very truly yours,

RIDER, WEINER & LOEB, P.C.

By: 

EMW/cm

RIDER, WEINER & LOEB, P.C.
ATTORNEYS AND COUNSELLORS AT LAW

M. J. RIDER (1906-1968)

ELLIOTT M. WEINER

JAMES R. LOEB

DAVID L. RIDER

DAVID L. LEVINSON

STEPHEN L. REINEKE

October 30, 1974

POST OFFICE BOX 1268
LITTLE BRITAIN ROAD (ROUTE 207)
NEWBURGH, NEW YORK 12550

(914) 562-8700

Re Silver Stream Trailer Court
Our File #7632

Planning Board, Town of New Windsor
Union Avenue
New Windsor, New York

Gentlemen:

We are requesting hereby an extension of an additional year on the preliminary approval of the Silver Stream Trailer Court.

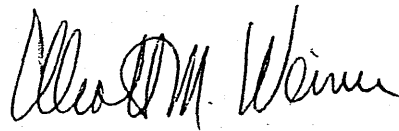
During the past year, there have been additional negotiations with the MTA in connection with the location of the proposed railroad and we are not sure which part of our property they will be taking.

Under the circumstances, we would appreciate your extending this approval for another year.

Very truly yours,

RIDER, WEINER & LOEB, P. C.

By



EMW/gm

cc: Mr. Charles Bavona

RIDER, WEINER & LOEB, P.C.
ATTORNEYS AND COUNSELLORS AT LAW

M. J. RIDER (1906-1968)
ELLIOTT M. WEINER
JAMES R. LOEB
DAVID L. RIDER
DAVID L. LEVINSON
STEPHEN L. REINEKE

POST OFFICE BOX 1268
LITTLE BRITAIN ROAD (ROUTE 207)
NEWBURGH, NEW YORK 12550
(914) 562-8700

November 21, 1975

Re Silver Stream Trailer Court
Our File #7632

Town of New Windsor Planning Board
555 Union Avenue
New Windsor, New York 12550

Att: Joseph Loscalzo, Chairman

Dear Mr. Loscalzo:

Last year, you gave us an extension of the preliminary approval on the above trailer court.

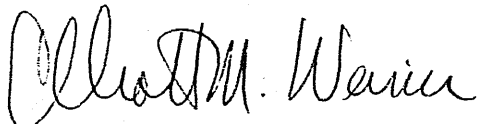
As you know, their plans call for the installation of a sewer plant. However, since we are in the new sewer district, we will wait until the lines are installed and then connect into them. This will call for some revision in our plans.

Under the circumstances, we would appreciate it if you would extend our preliminary approval for six months.

Thank you very much for your cooperation.

Very truly yours,

RIDER, WEINER & LOEB, P. C.

By 

EMW/gm

cc: Mr. Peter Bavona

Mr. Greb continued: We have two developments. Since it is all part of one operation we would like to submit it as one set of plans. One of ours is Windsor Grove and the other Country Side. It would avoid confusion at some future date. We would do away with Country Side on Bull Road and make it all Windsor Grove.

(Explained on the map about increasing the green area.) A pumping station was originally planned. If we do away with four (4) lots we could do away with the pumping station. We put in all proper footages. We put three lots where there was one, with your permission. We will retain a fifty foot right-away into the parkland. We would eliminate the big house that we were going to save. We would level it.

Vice- Chairman Van Leeuwen: I would like this gone over by the Engineer.

Mr. Greb: I went over this with Mr. Cuomo before coming before you. Lots 1,2, 10 and 11 are out. We will redraw these plans if they meet with your approval. We would be changing only what is in red. At your next meeting I will submit the plans for your to finalize.

Vice-Chairman Van Leeuwen: Before the next meeting please give your plans to the Town Engineer for his review.

Mr. Cuomo: I can look them over before the next meeting for any recommendation.

Motion by Mr. Jones seconded by Mr. Argenio that the Planning Board of the Town of New Windsor approve the change of name of the Country Side Homes Subdivision located on Bull Road owned by Mr. George Greb to Windsor Grove Subdivision. Vote- All ayes, Motion carried.

#2 on the Agenda:

SILVER STREAM TRAILER PARK #75-23
located on Route 207
Represented by Attorney Elliott Weiner

Atty. Weiner: If you recall we got preliminary approval more than two (2) years ago. We have had a number of problems. We had to design a sewer plant. The Health Department didn't approve it. It took one year. Then the M.T.A. came along and they were negotiating for the high speed railroad. They finally abandoned their plans. We went back to the Health Department and changed the Sewer Plant but then the Town came along with Sewer District 19. We had our Engineer draw up a new map showing we would connect on to Sewer District 19. This we would do as soon as the pipes go in. It is the same map. Before we were going to have a sewer plant and now it will be hooked up to Sewer District 19. If you don't have to do anything more we can go to the Health Department.

Silver Stream Trailer Park continued:

Mr. Cuomo: This will follow along the natural stream bed.

Mr. Bivona: We no longer need the sewer plant. The only change in the plans is that we don't have the sewer plant.

Mr. Cuomo: There was a discussion on an easement.

Mr. Argenio: We are here for the general map.

Mr. Jones: They won't have septic system. They are going into Sewer District 19.

Vice-Chairman Van Leeuwen: Do you meet the qualifications of Zoning?

Attorney Weiner: We did.

Mr. Jones: You don't ask the County to give permission to hook up into town sewers.
This park was pre-existing to zoning.

Attorney Weiner: Our Engineer designed this to meet with the Mobile Home Law.

Mr. Bivona: We made the lots bigger in case we have to go through F.H.A.

Motion by Mr. Argenio seconded by Mr. Jones that the Planning Board of the Town of New Windsor approve the site plan of Silver Stream Mobile Homes site located on Route 207. Vote- all ayes, Motion carried.

#3 on the Agenda:

FRED VISCONTI SWIMMING POOL
LOCATED ON 9W

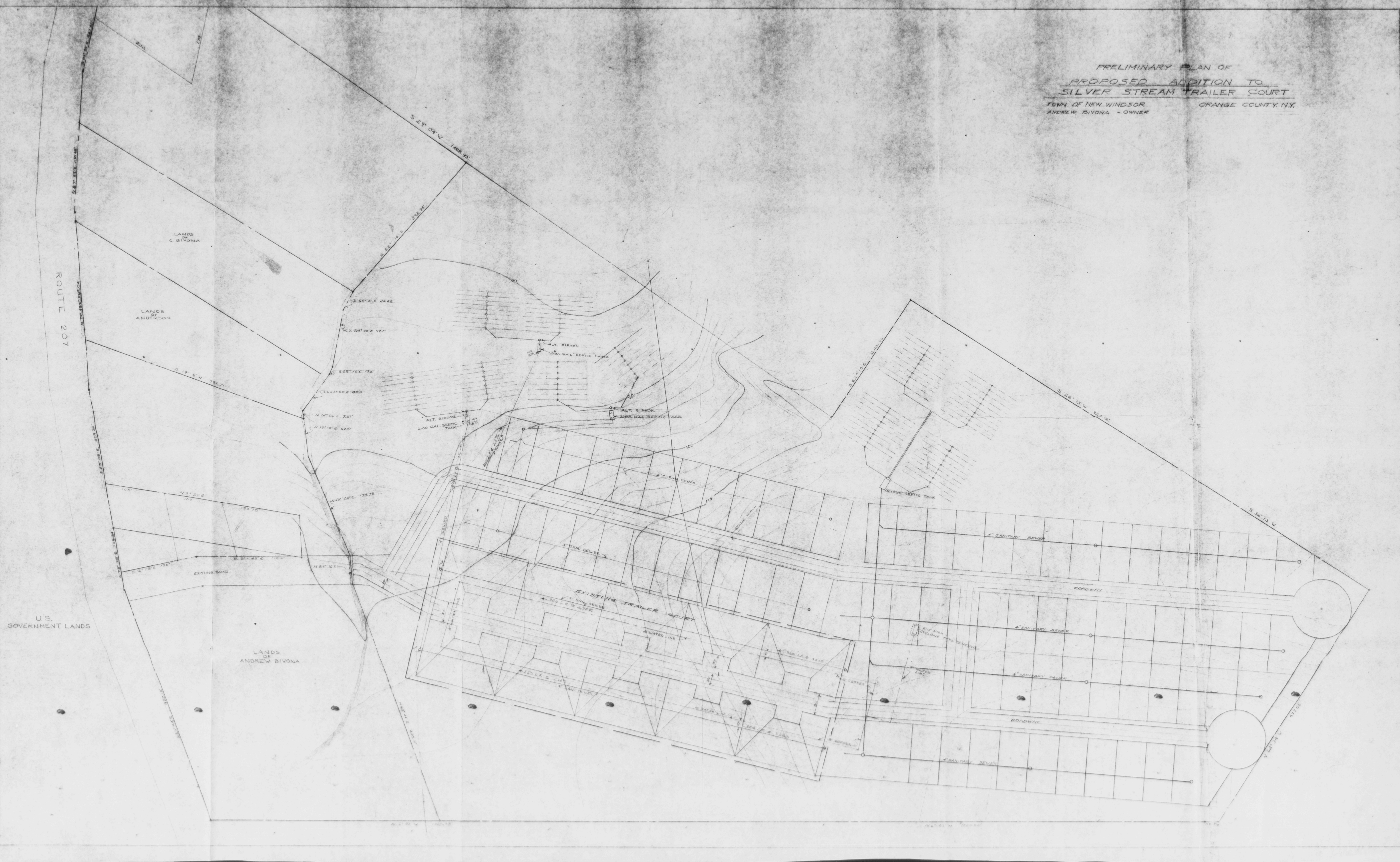
Mr. Lambert who represents Mr. Visconti called Secretary on Thursday to say the plans from the Engineer were not ready and that he would call when ready to be placed on the agenda.

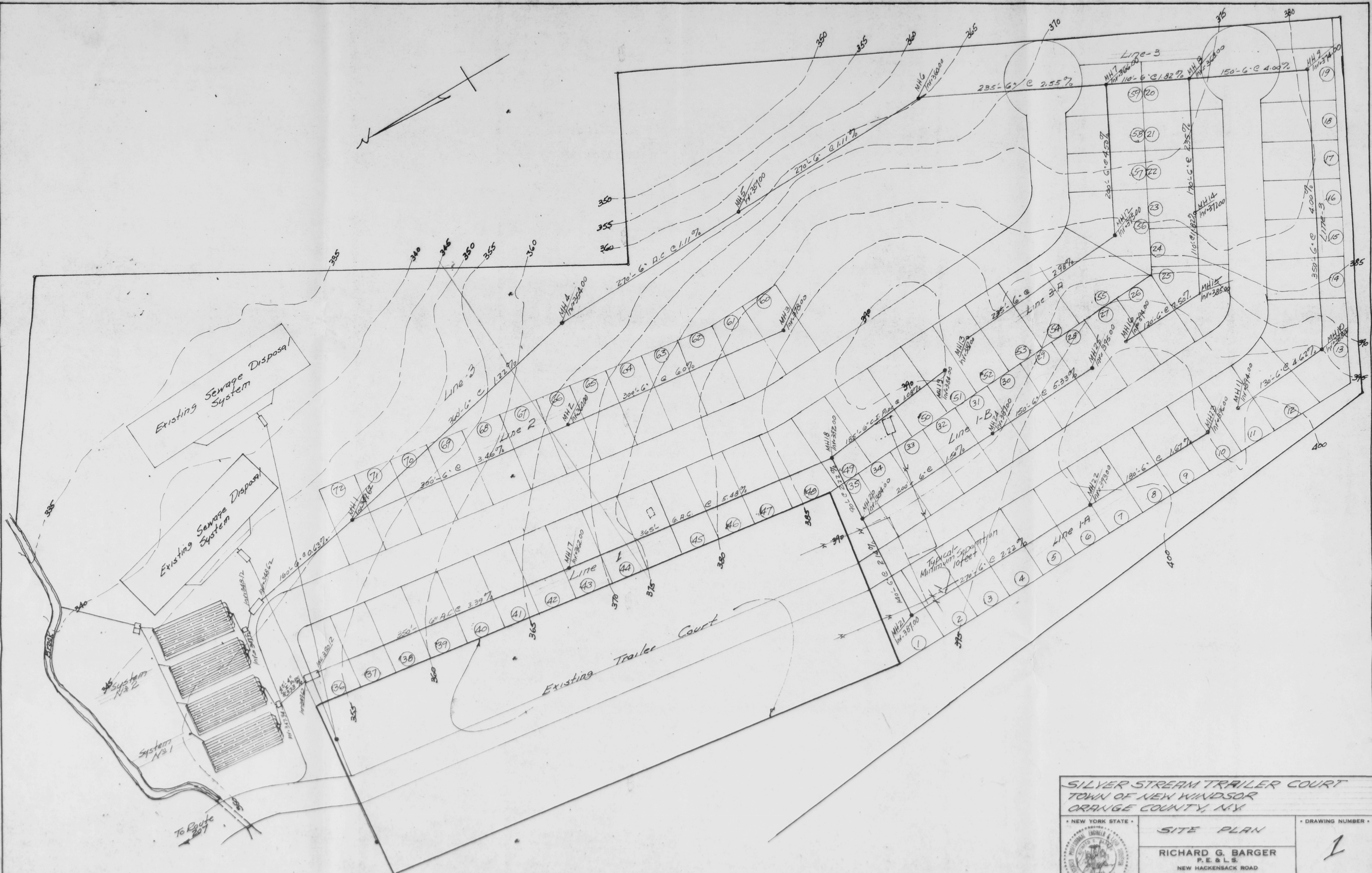
#4 On the Agenda:

BULL ROAD SUBDIVISION Discussion #75-48
LOCATED ON BULL ROAD
REPRESENTED BY Mr. George Pixely and
Mr. A. Mittlenmerk

Mr. Pixley: We are here for a pre-submission conference. We have made some copies for your review. This land is located on Bull Road.

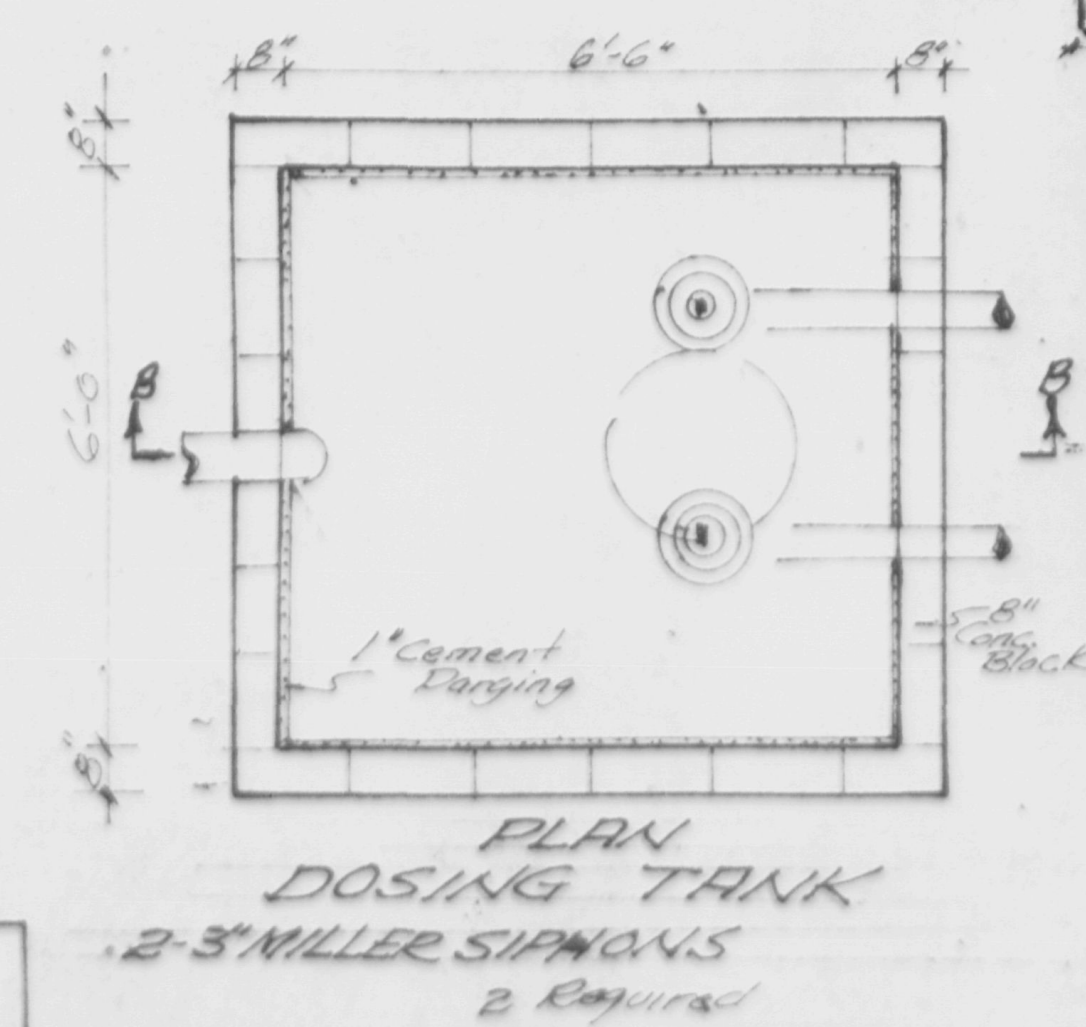
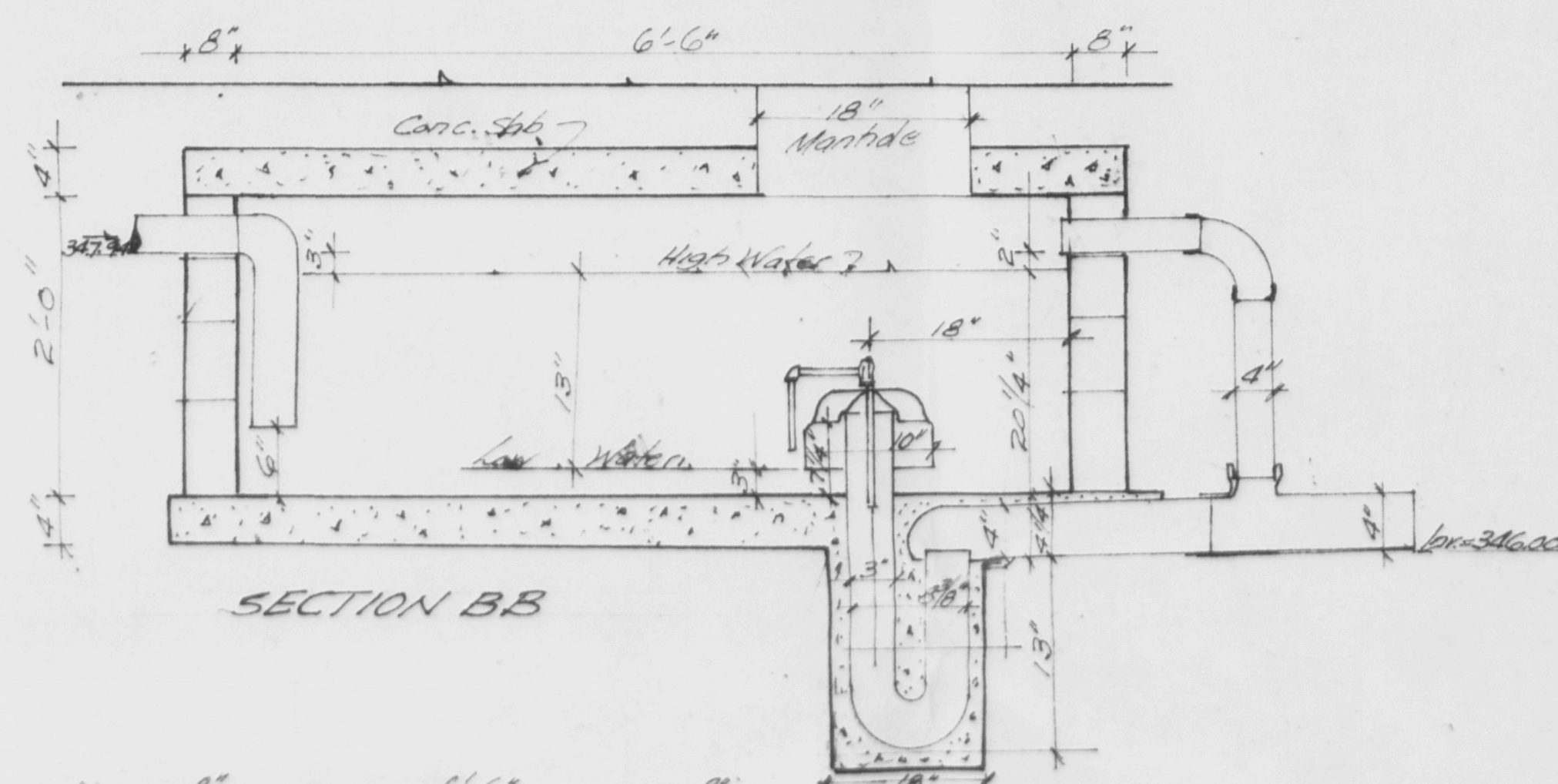
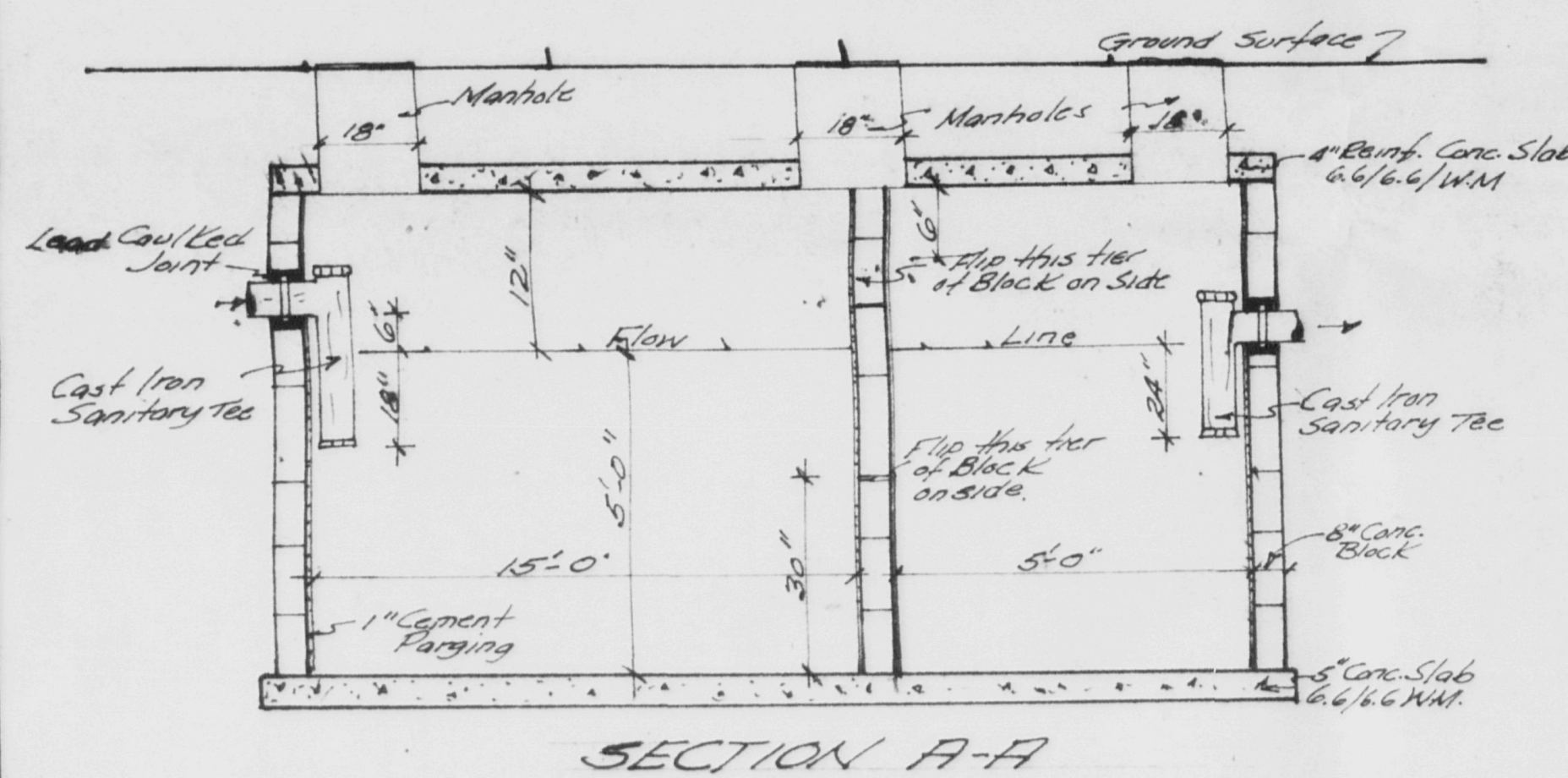
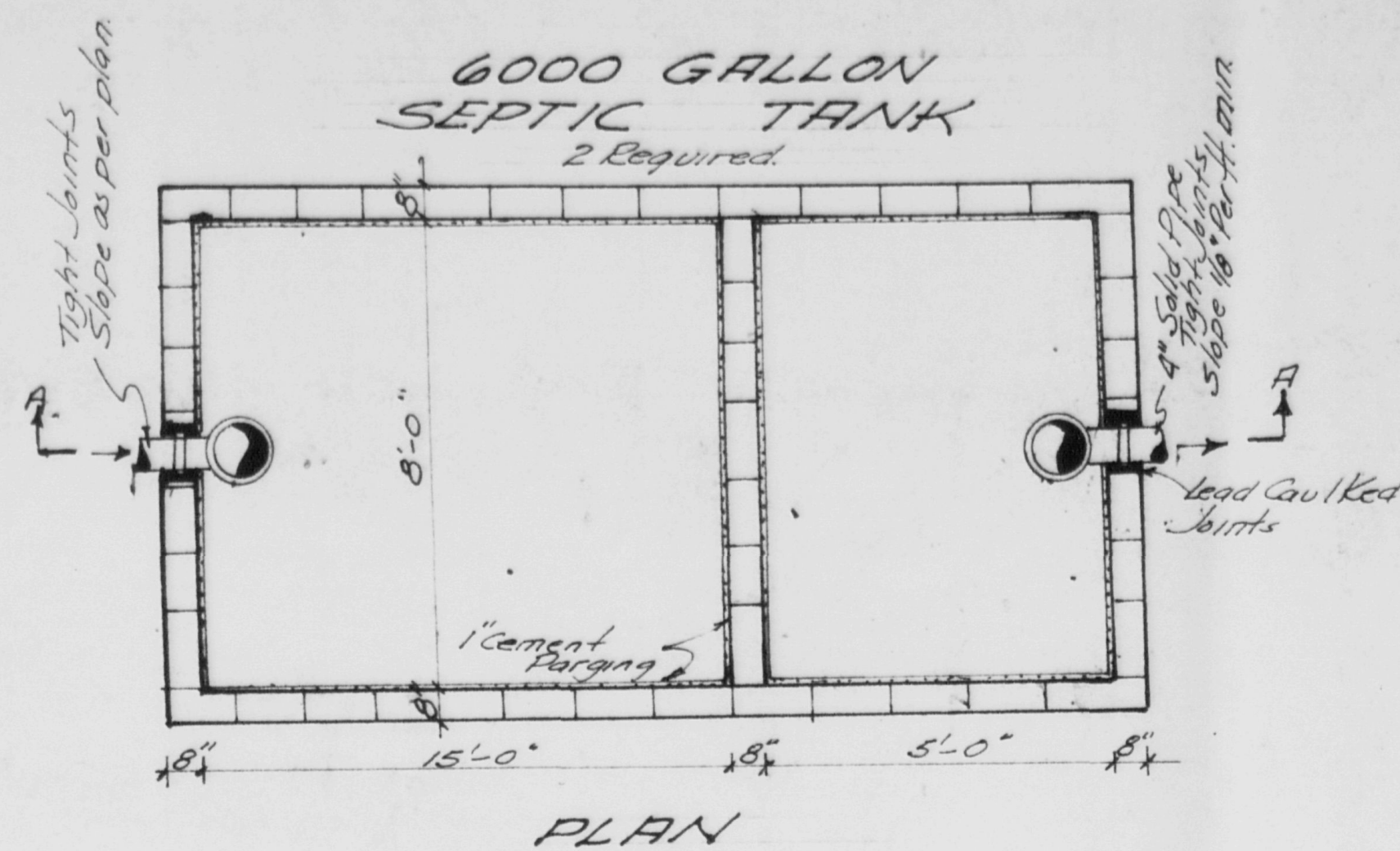
PRELIMINARY PLAN OF
PROPOSED ADDITION TO
SILVER STREAM TRAILER COURT
TOWN OF NEW WINDSOR
ANDREW BIVONA - OWNER
ORANGE COUNTY, N.Y.



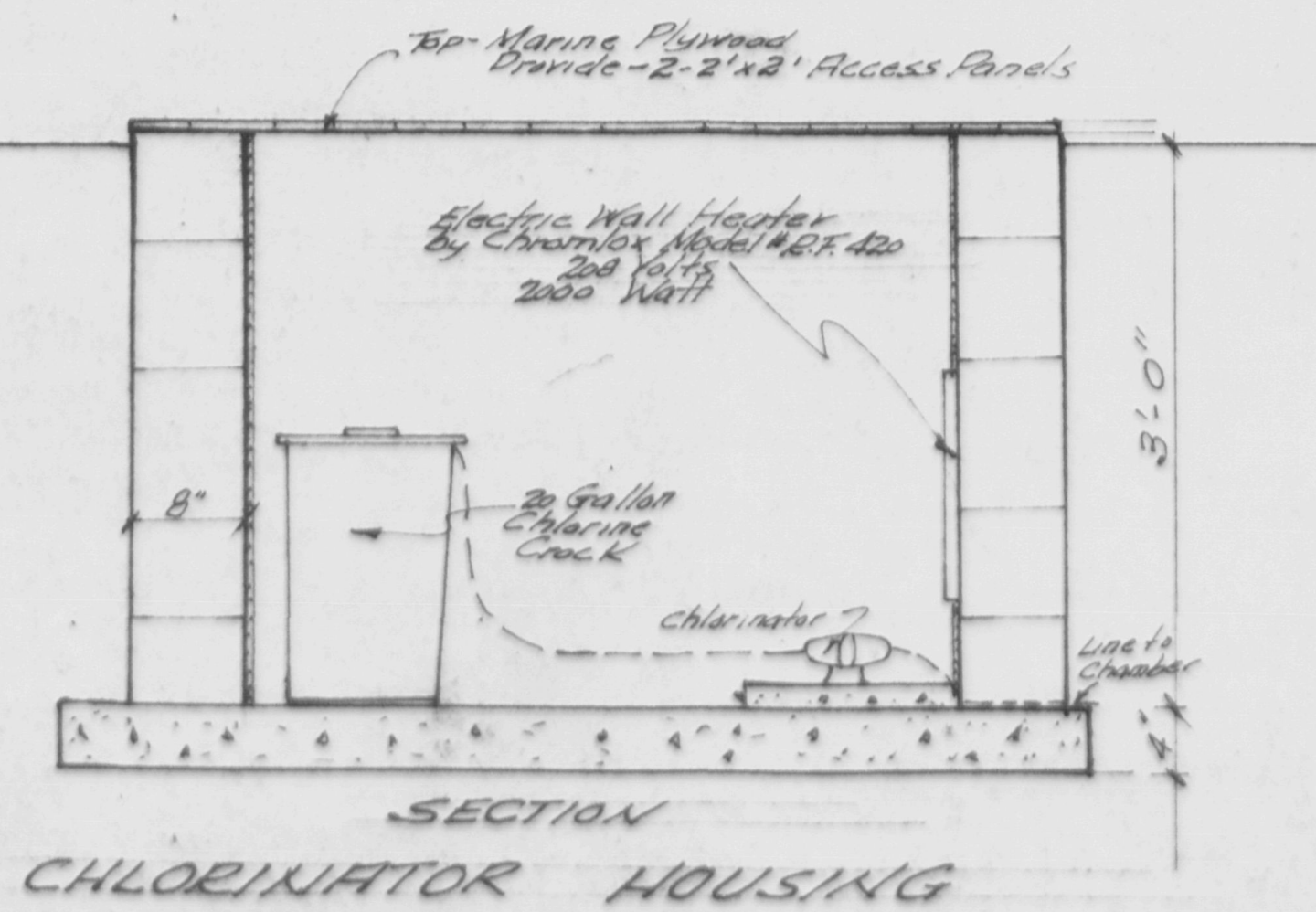
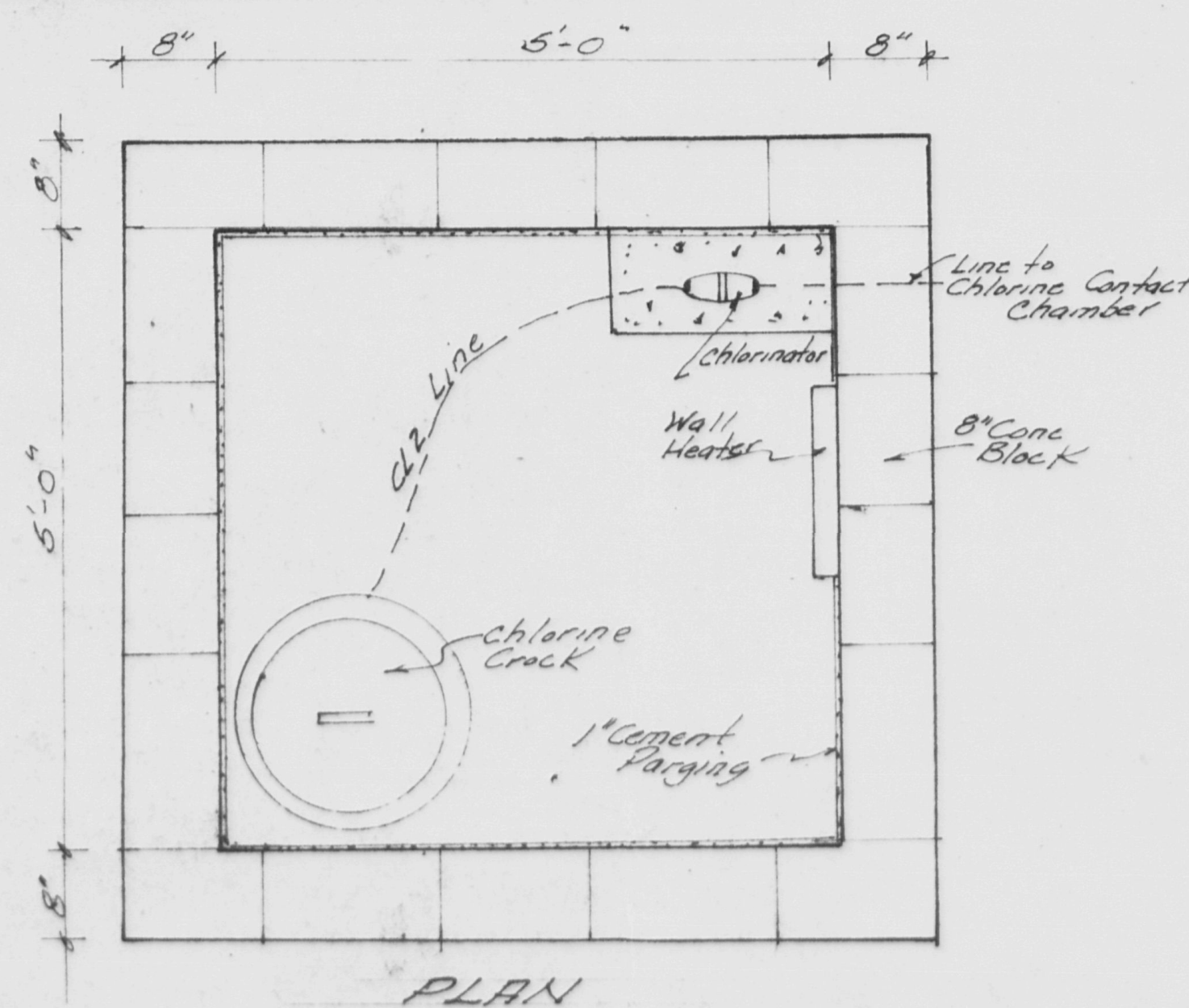
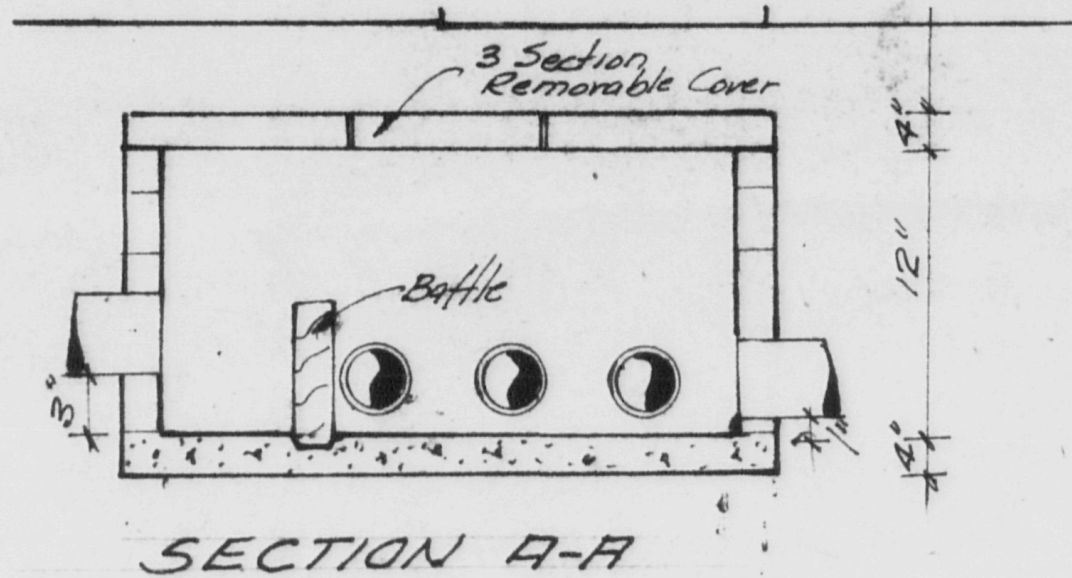
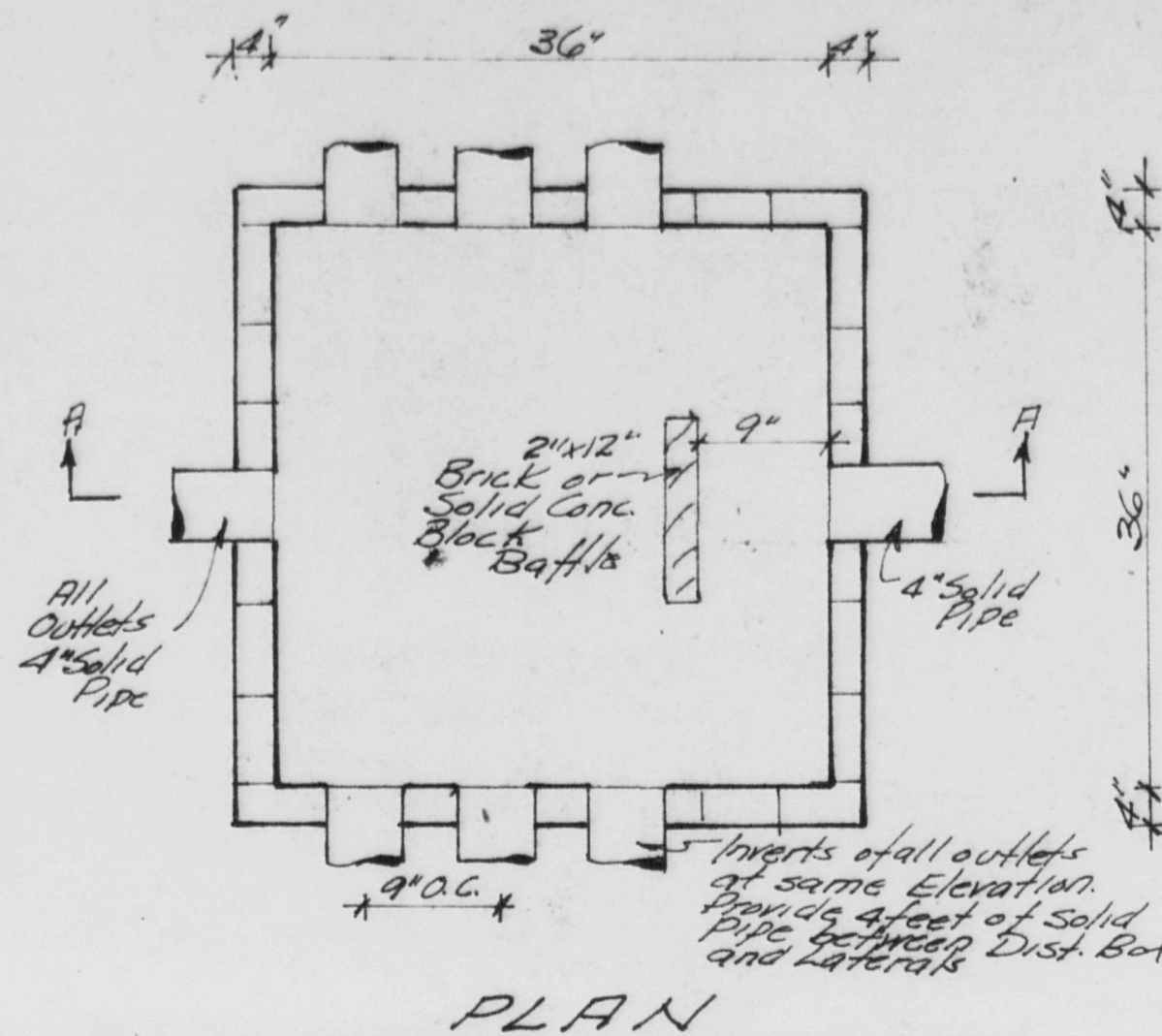


SILVER STREAM TRAILER COURT TOWN OF NEW WINDSOR ORANGE COUNTY, N.Y.			
NEW YORK STATE PROFESSIONAL ENGINEER & LAND SURVEYOR RICHARD G. BARGER P.E. & L.S. NEW HACKENSACK ROAD WAPPINGERS FALLS, NEW YORK	SITE PLAN		
DATE 7/68	SCALE 1" = 50'	DRAWN BY K.C.R.	CHECKED BY
LIC. NO. 37246			
DRAWING NUMBER 1			OF

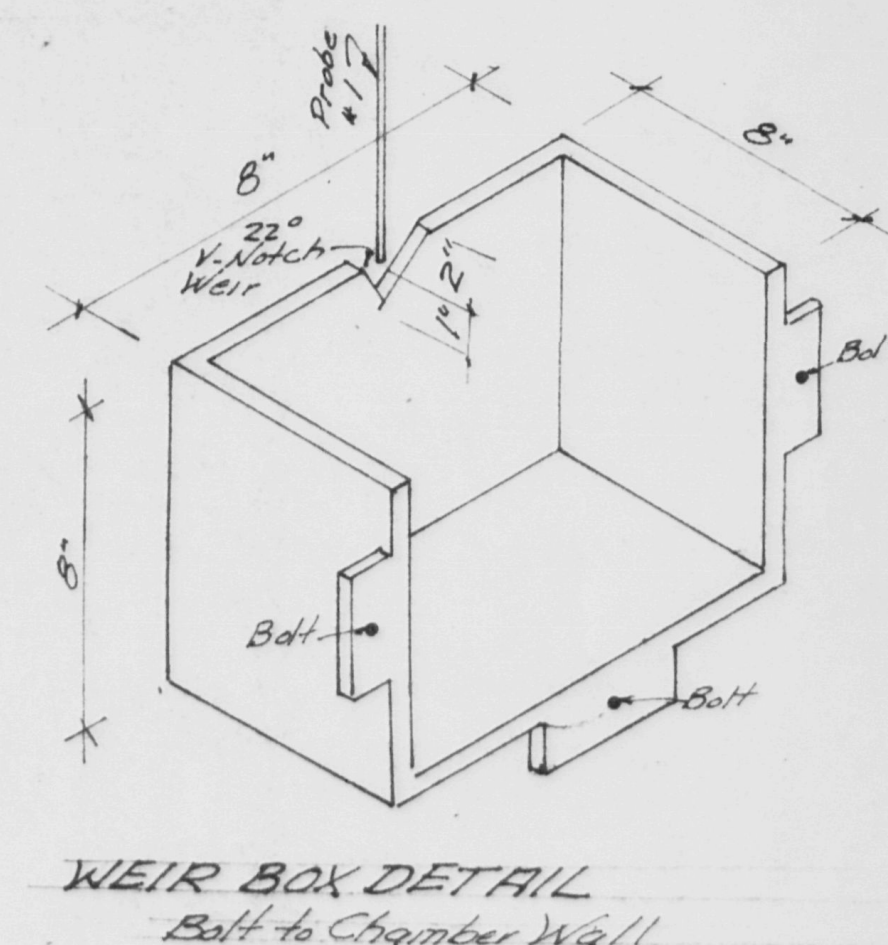
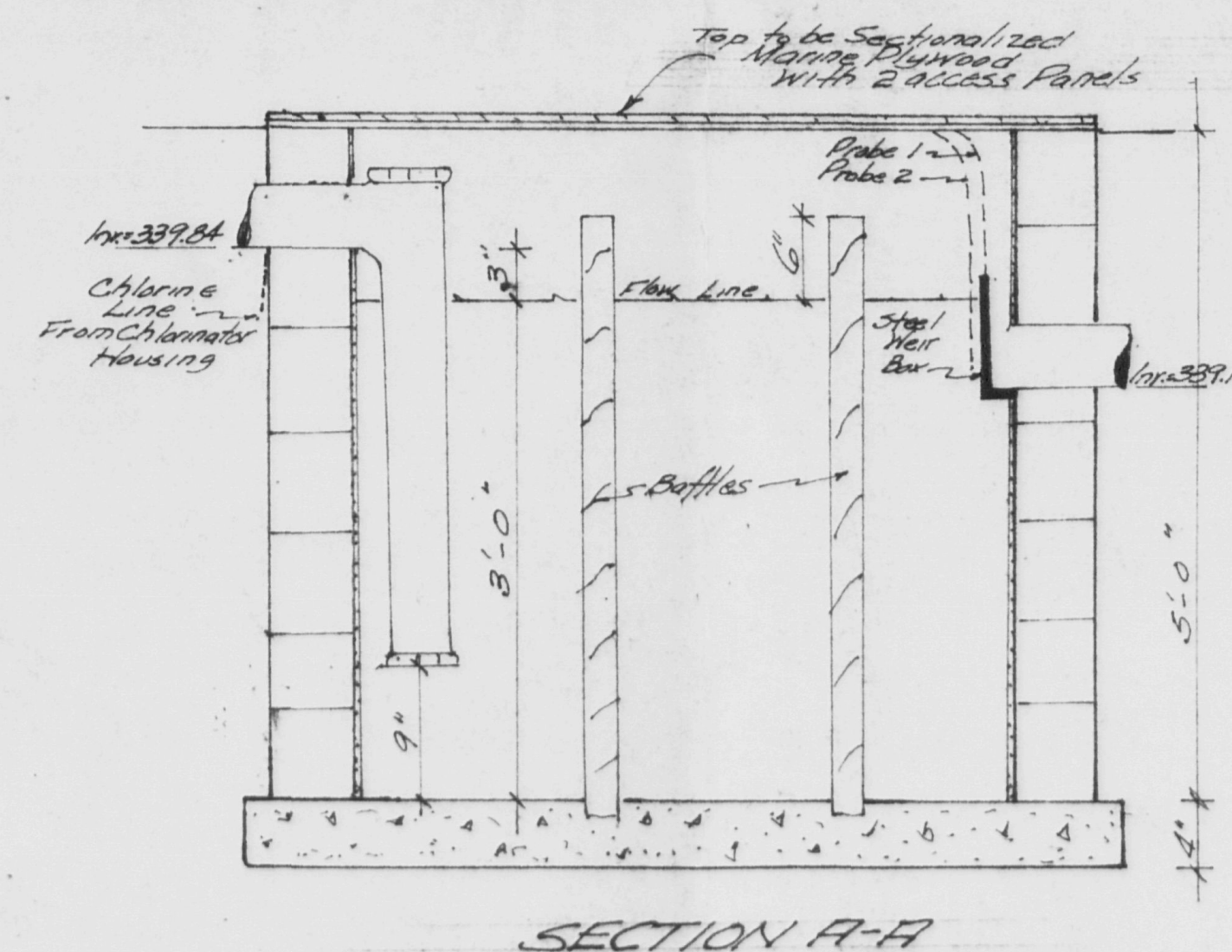
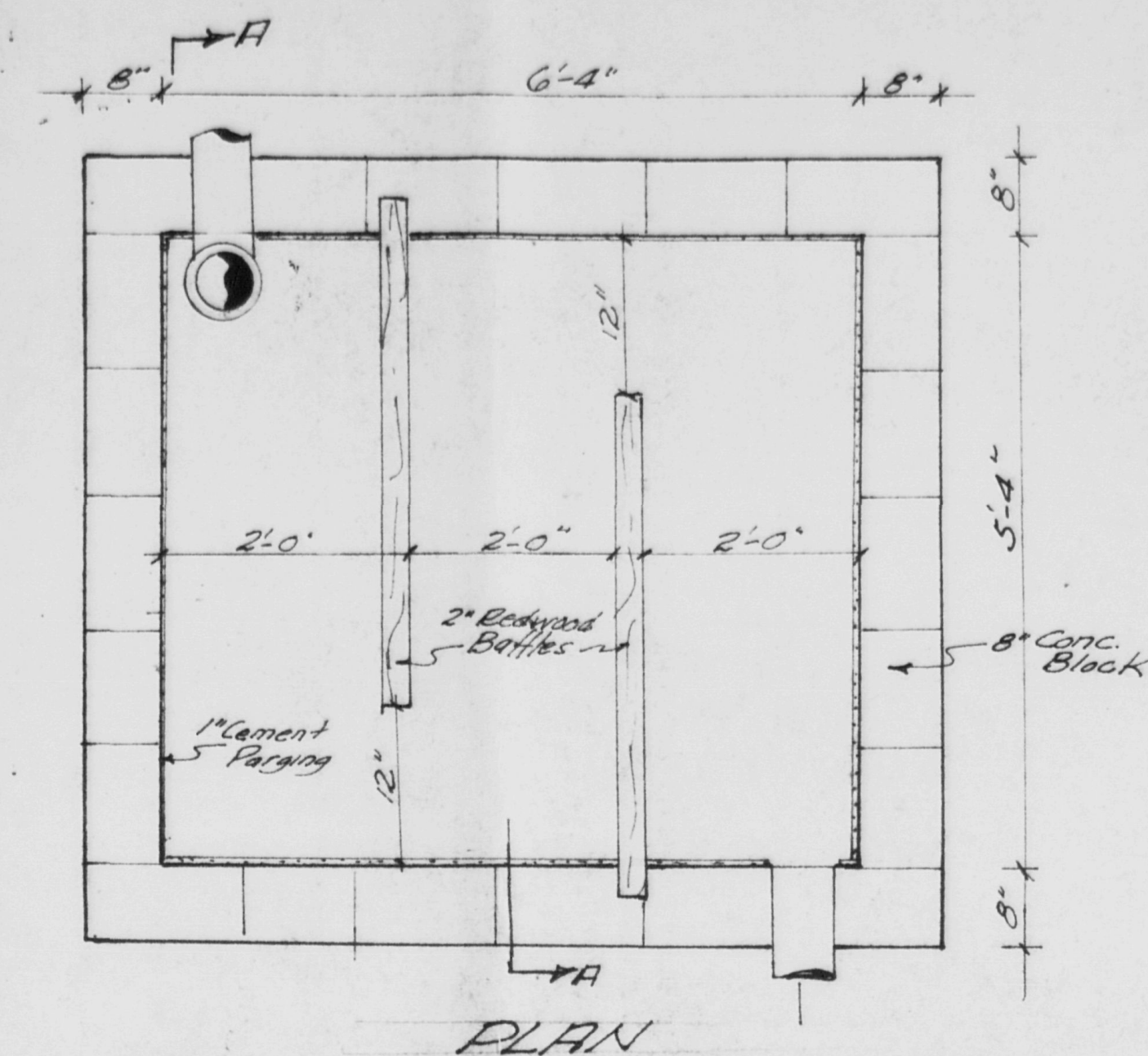
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68-017



DISTRIBUTION BOX 4 Required



780 GALLON CHLORINE CONTACT CHAMBER 1 Required



Job No
68-017

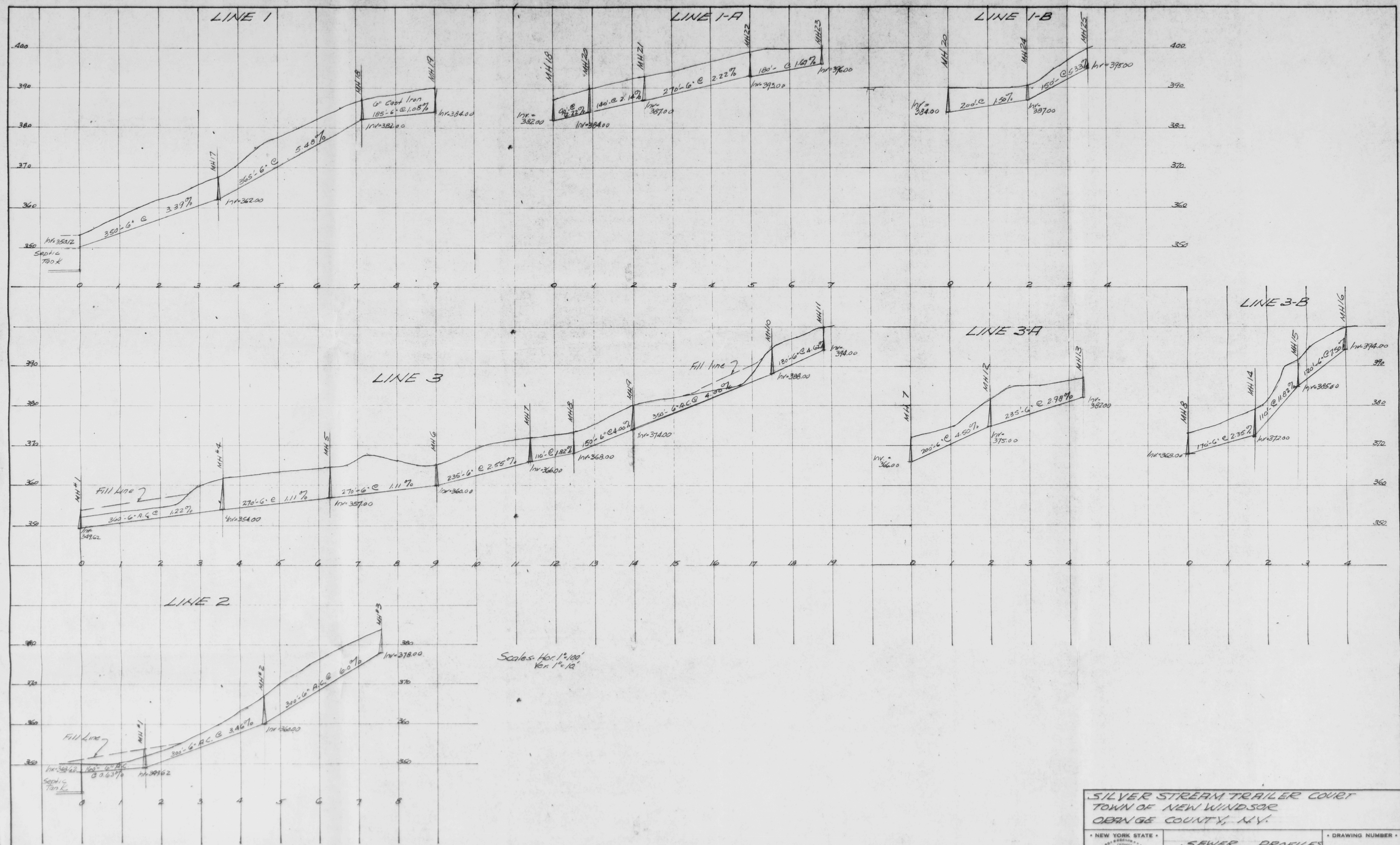
SILVER STREAM TRAILER COURT
TOWN OF NEW WINDSOR
ORANGE COUNTY, N.Y.



RICHARD G. BARGER
P.E. & L.S.
NEW HACKENSACK ROAD
WAPPINGERS FALLS, NEW YORK

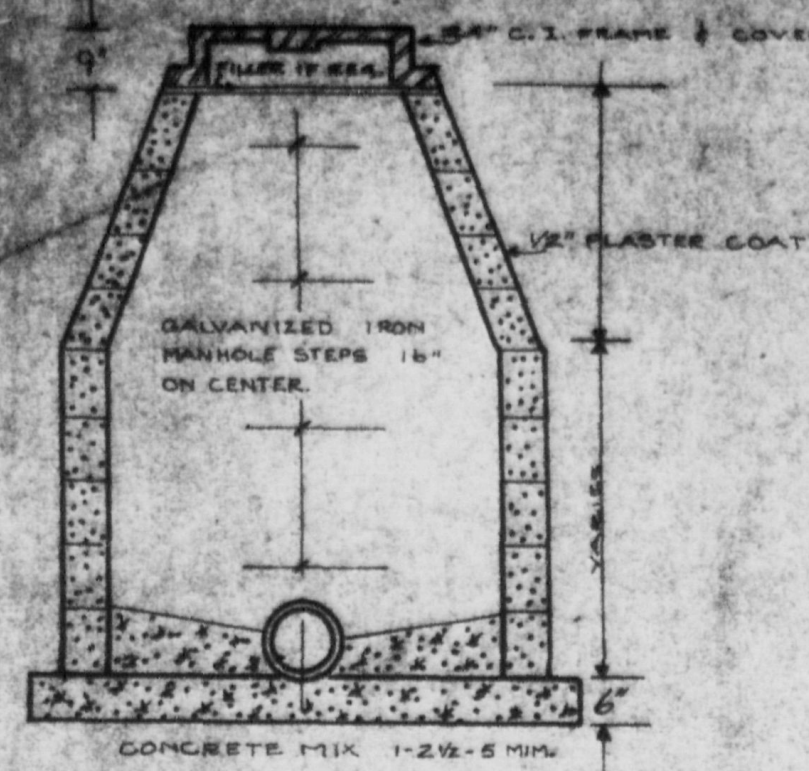
DATE 7/68 SCALE As Noted DRAWN BY K.C.R. CHECKED BY

DRAWING NUMBER
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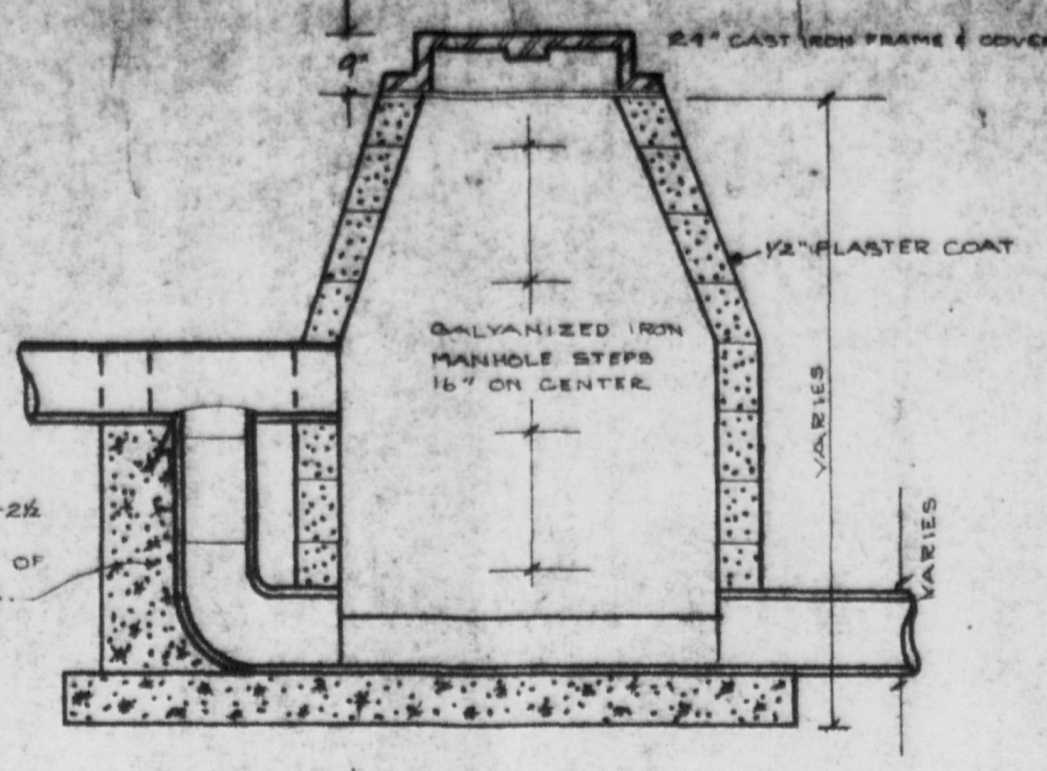


Job No
68-017

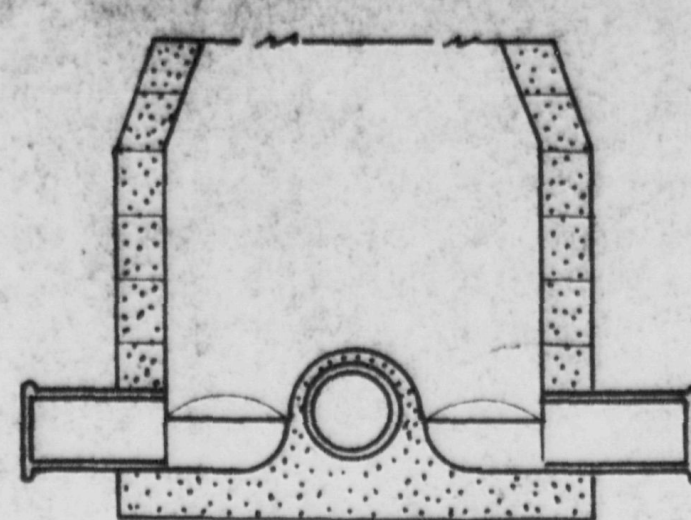
SILVER STREAM TRAILER COURT TOWN OF NEW WINDSOR ORANGE COUNTY, N.Y.			
NEW YORK STATE Professional Engineer & Land Surveyor RICHARD G. BARGER P.E. & L.S. NEW HACKENSACK ROAD WAPPINGERS FALLS, NEW YORK		DRAWING NUMBER 4	
DATE 7/68	SCALE As Noted	DRAWN BY R.G.B.	CHECKED BY
LIC. NO. 37246		OF	



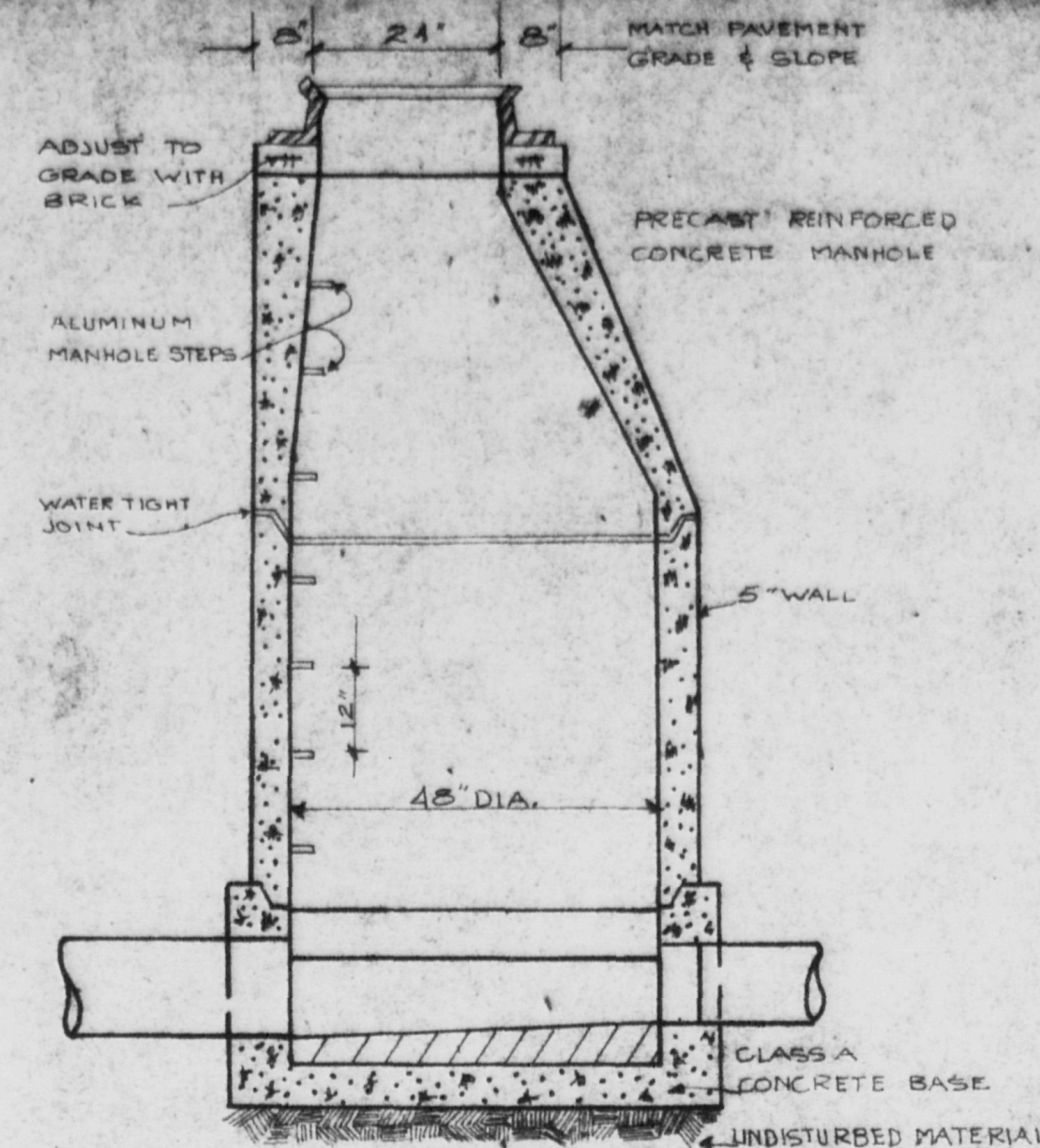
SECTION "A-A"



SECTION "B-B"

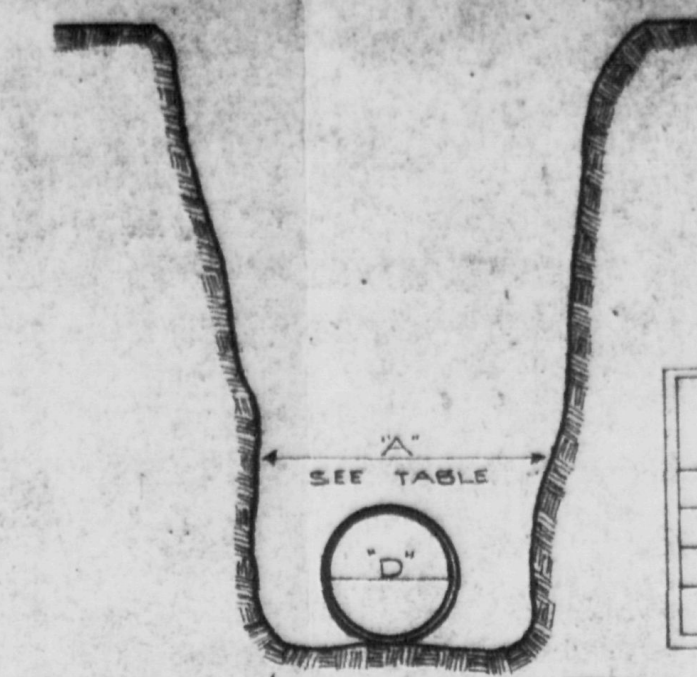


SECTION "C-C"



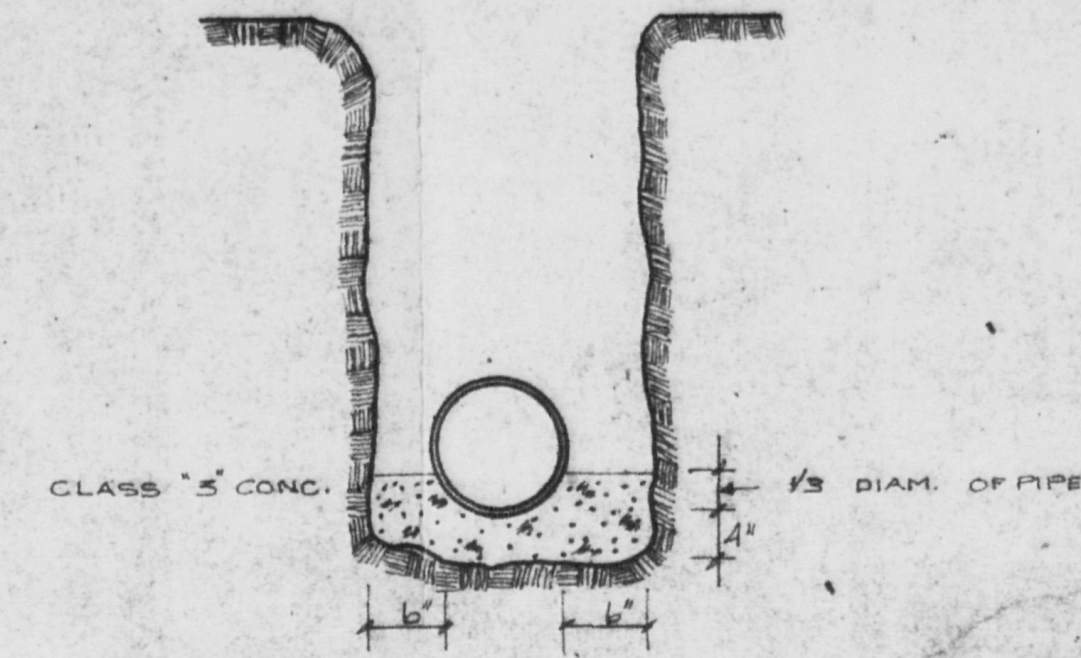
PRECAST CONCRETE MANHOLE

Plan View Pre-Cast Manhole, same as Concrete Block Manhole

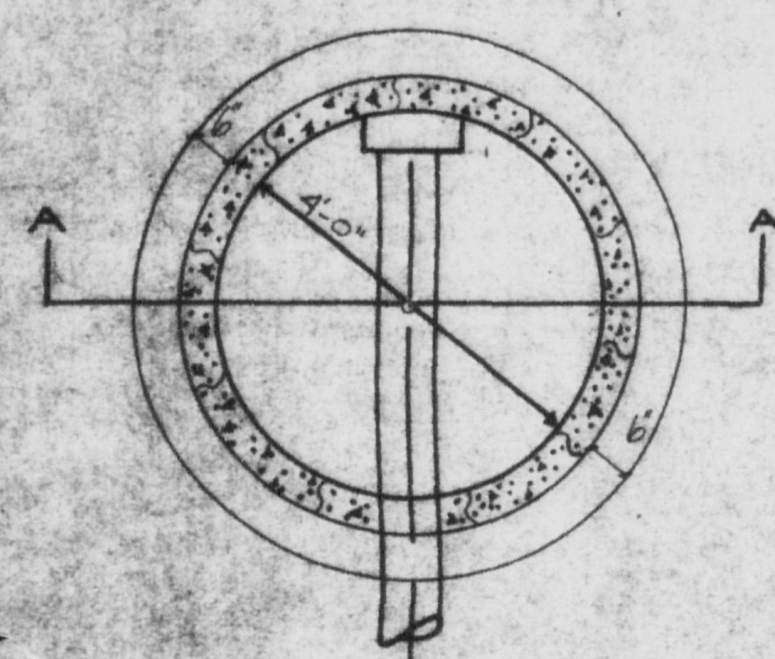


INTERNAL DIAM. OF PIPE	WIDTH "A"	
	MAX.	MIN.
8"	2'-5"	2'-0"
10"	2'-5"	2'-2"
12"	2'-7"	2'-4"
16"	2'-11"	2'-8"

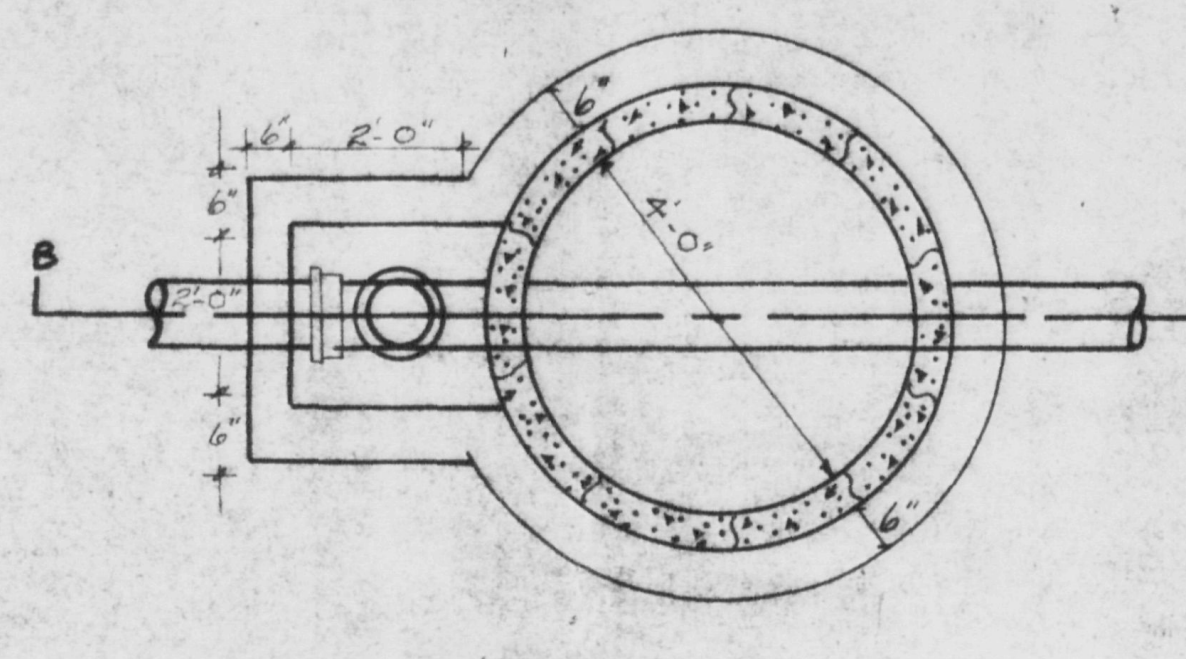
MAX. & MIN. WIDTH TRENCH FOR EARTH EXCAVATION - NOT TO SCALE.



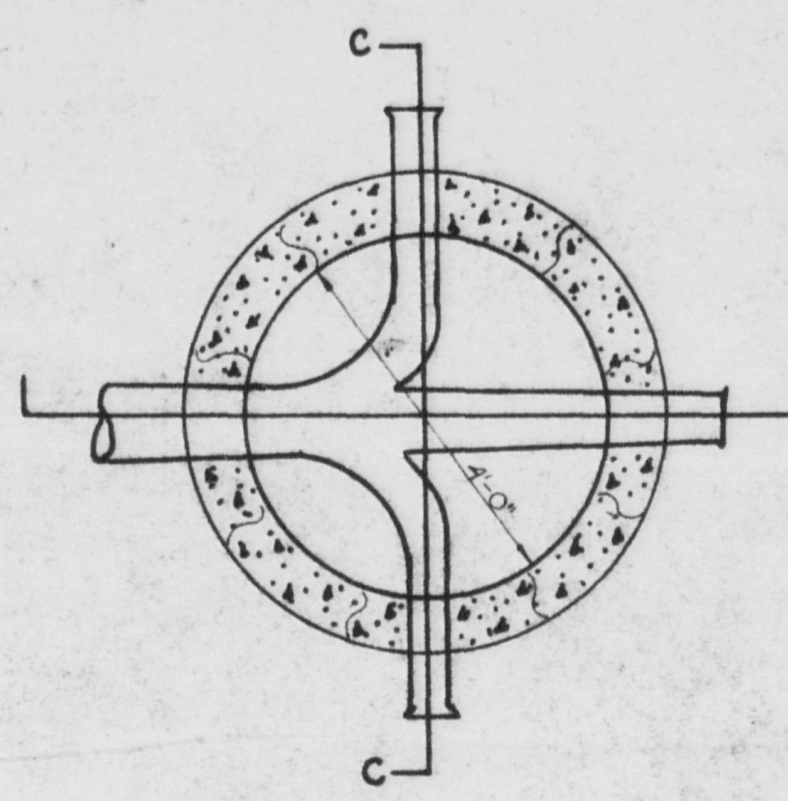
CONCRETE CRADLE UNDER PIPE
NOT TO SCALE



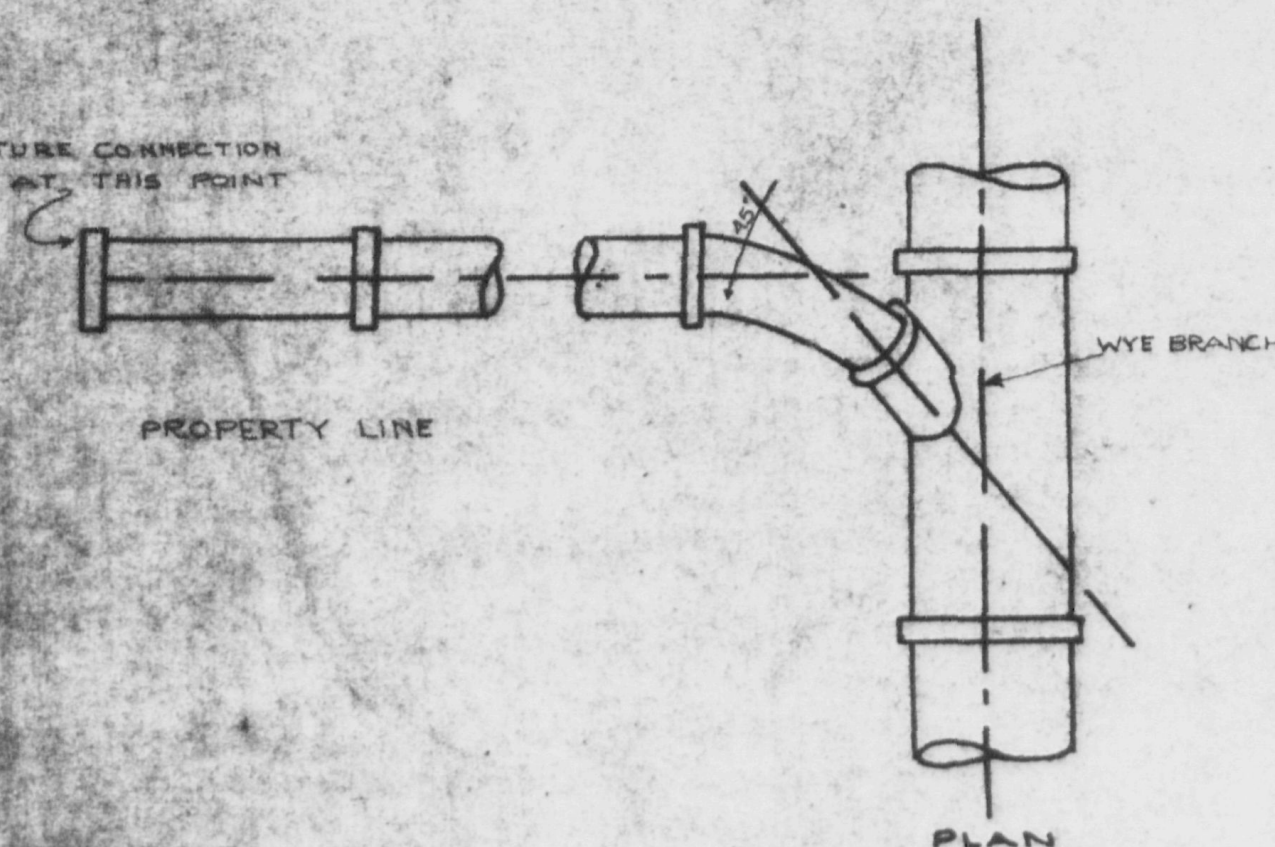
PLAN
CONCRETE BLOCK MANHOLE



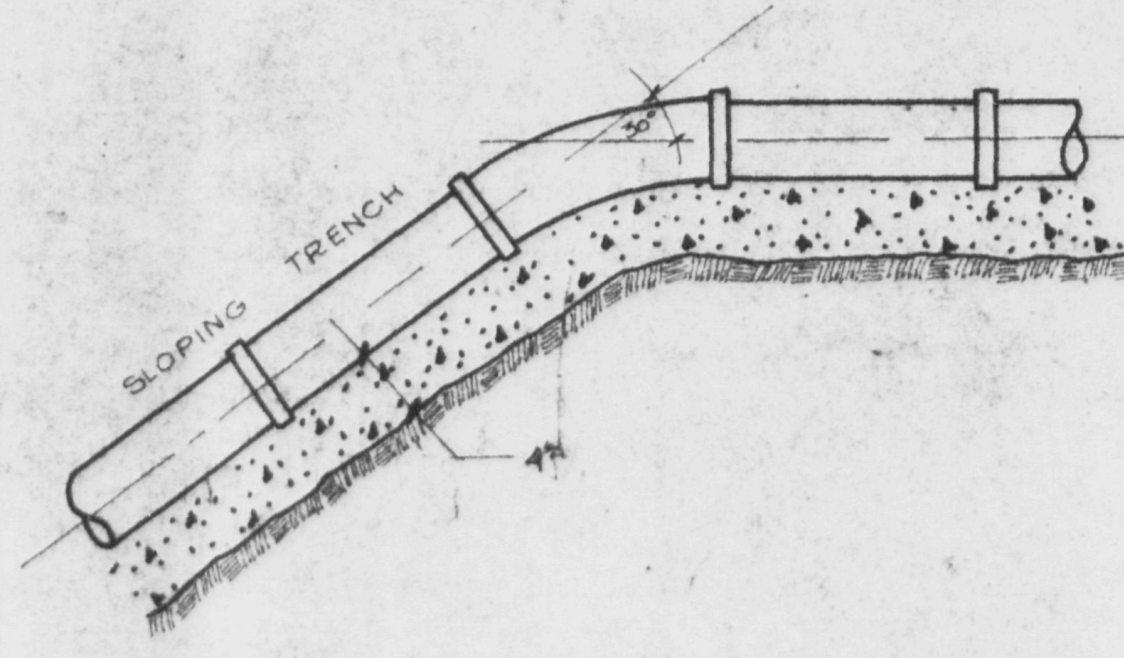
PLAN
CONCRETE BLOCK DROP MANHOLE



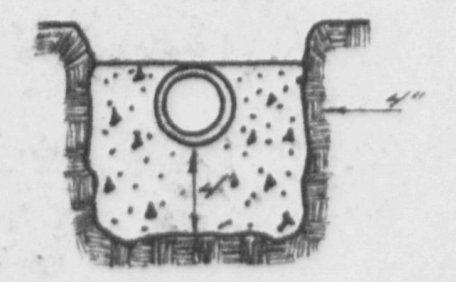
PLAN



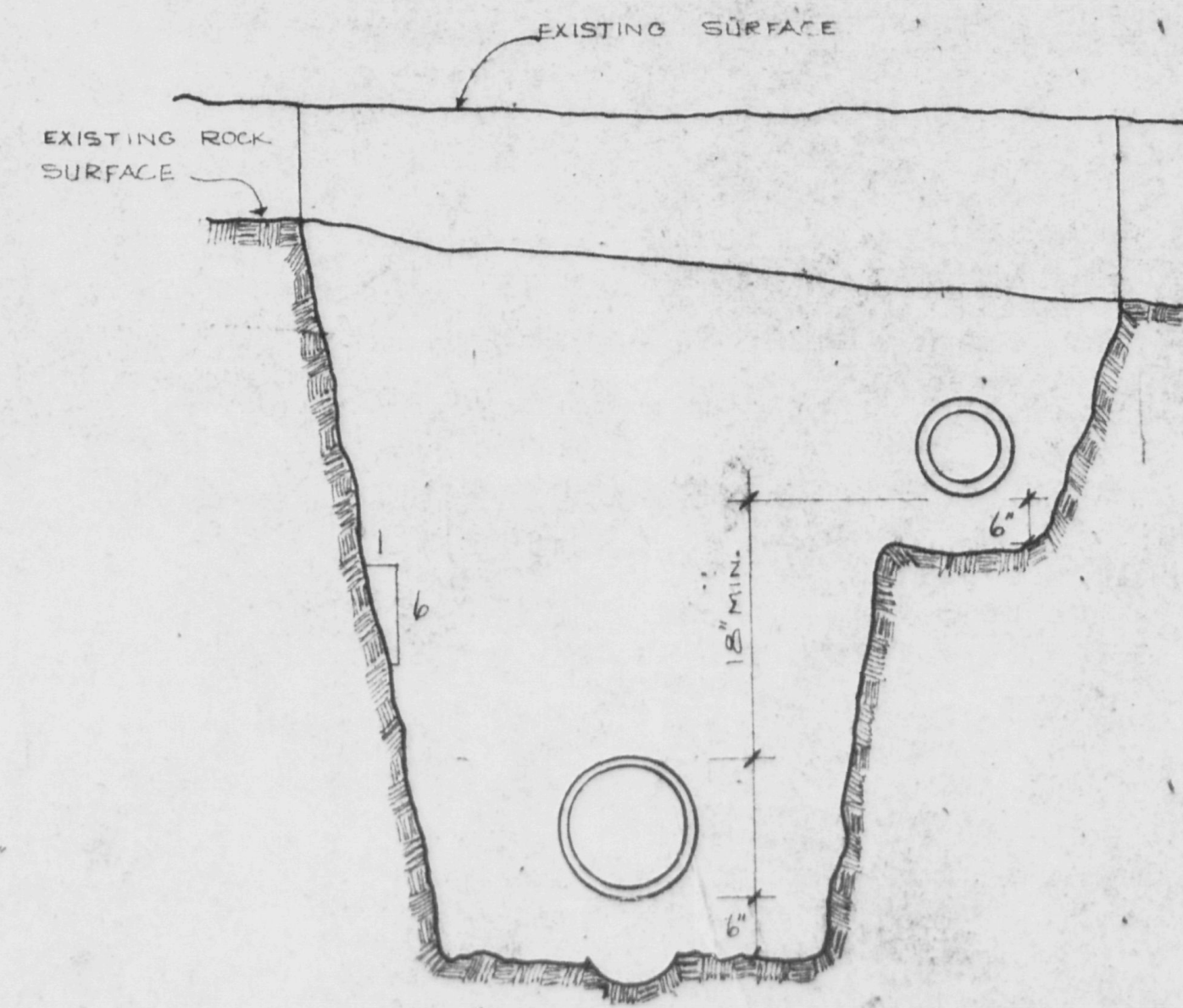
SERVICE CONNECTION
DETAIL
SHALLOW SEWER
NOT TO SCALE



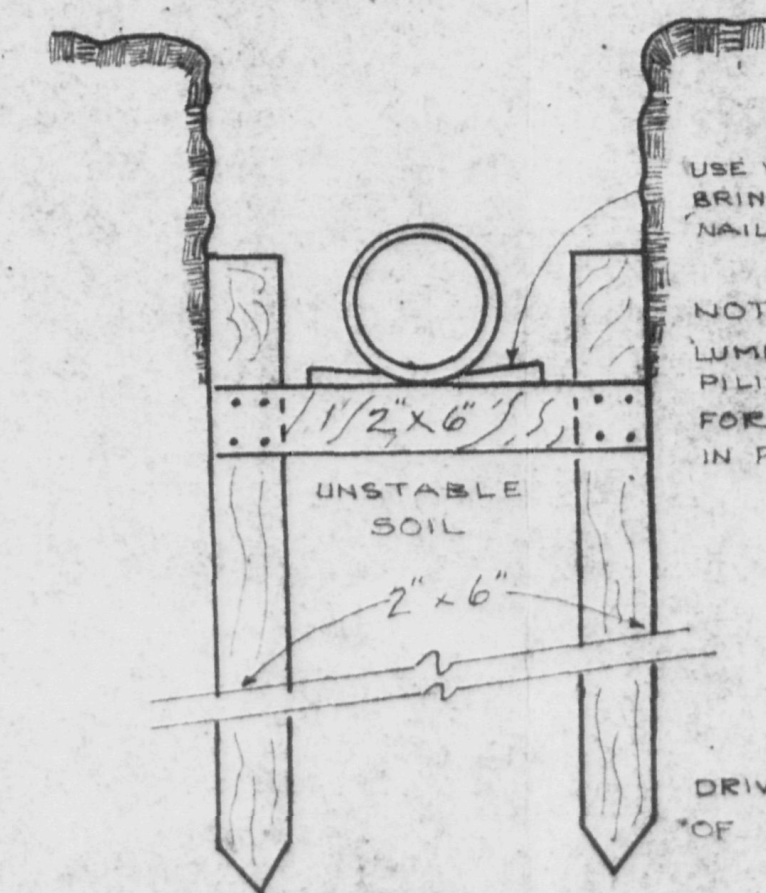
TYPICAL SERVICE CONNECTION
SLOPING TRENCH



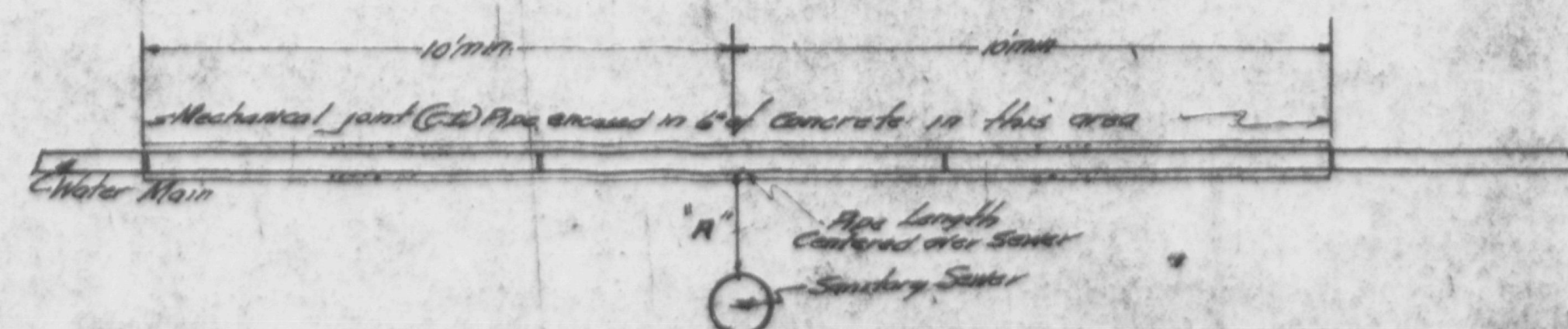
STEP EXCAVATE
BOTTOM OF PIPE
TRENCH



DETAIL OF ROCK TRENCH WITH
SHELVED UTILITY
NOT TO SCALE



SADDLE PILING
NOT TO SCALE



WATER MAIN - SANITARY SEWER CROSSING
USE WHEN "A" IS 18 INCHES OR LESS

SILVER STREAM TRAILER COURT
TOWN OF NEW WINDSOR

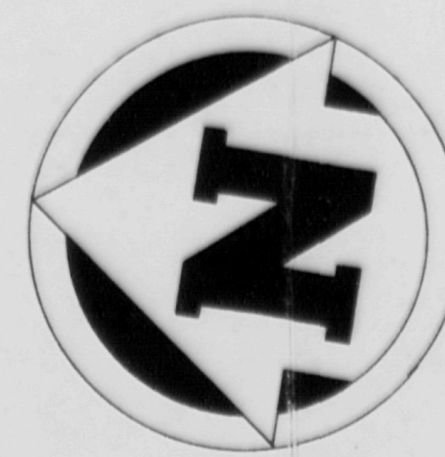
N.Y.S. U.C. NO. 37246

CONSTRUCTION DETAILS

RICHARD G. BARGER

NEW HARTFORD, ROAD
WAPPINGERS FALLS, N.Y.

DATE 7/65 REV. KCR CHECKED BY



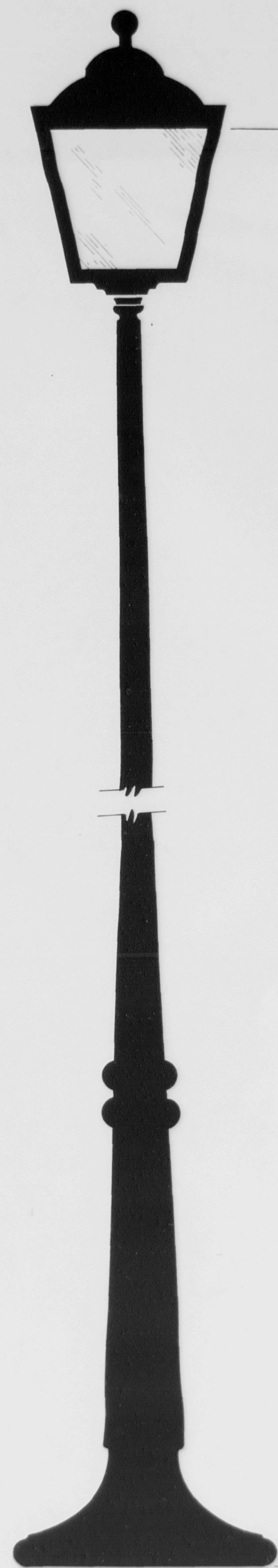
GRADING PLAN
SILVER STREAM TRAILER PARK
TOWN OF NEW WINDSOR
SCALE 1" = 50 FT.
AUG. 10, 1971

RICHARD G. BARGER, L.S. & P.E.
NEW HACKENSACK RD., WAPPINGERS FALLS, N.Y.

LEGEND

- Norway Maple, Dogwood or other trees native to the area
- Scotch Pine or White Pine, or equal
- Park Bench
- ▲ Holophone, B.S.L. Lights or equal (See Detail)
- Lawn Area

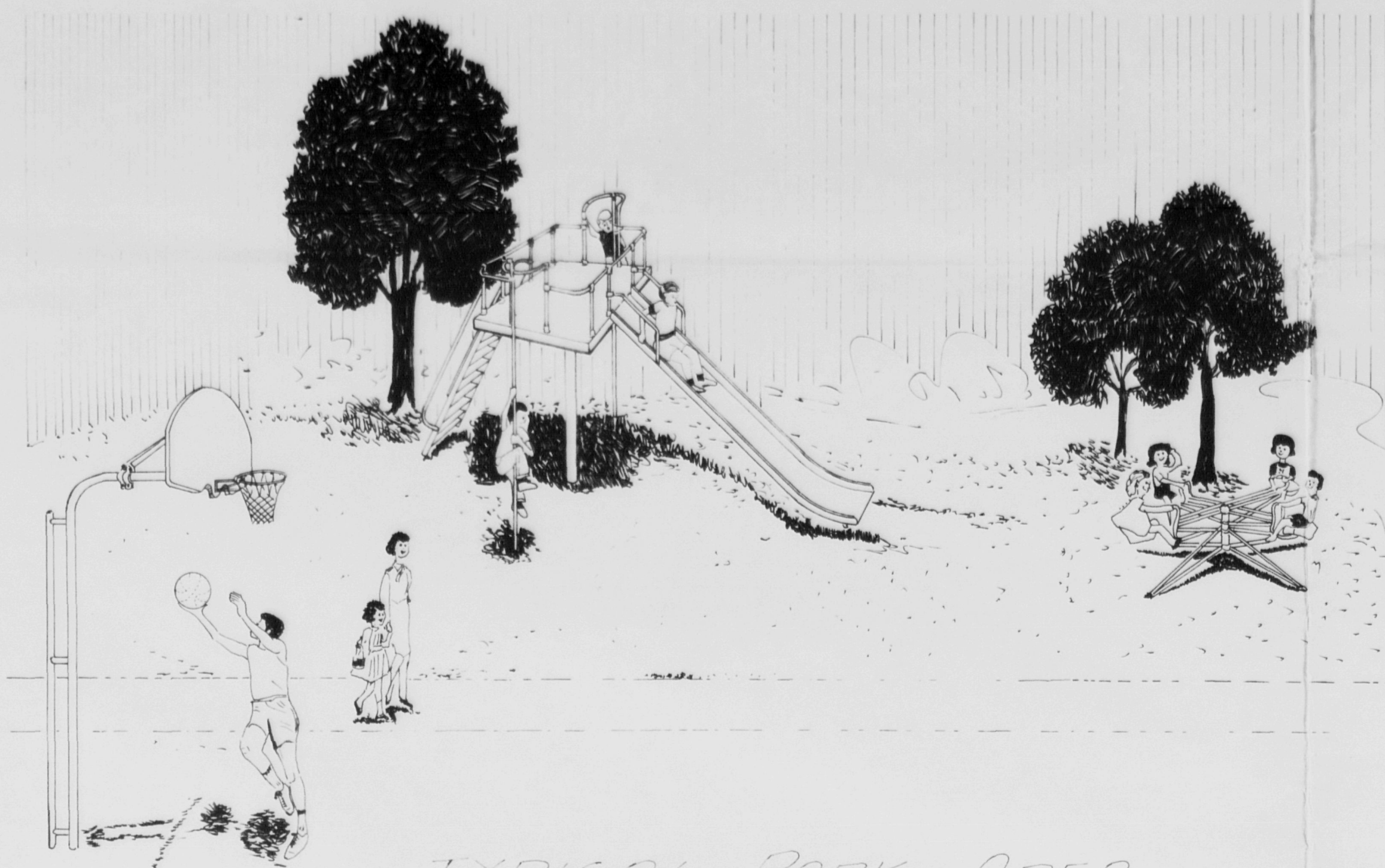




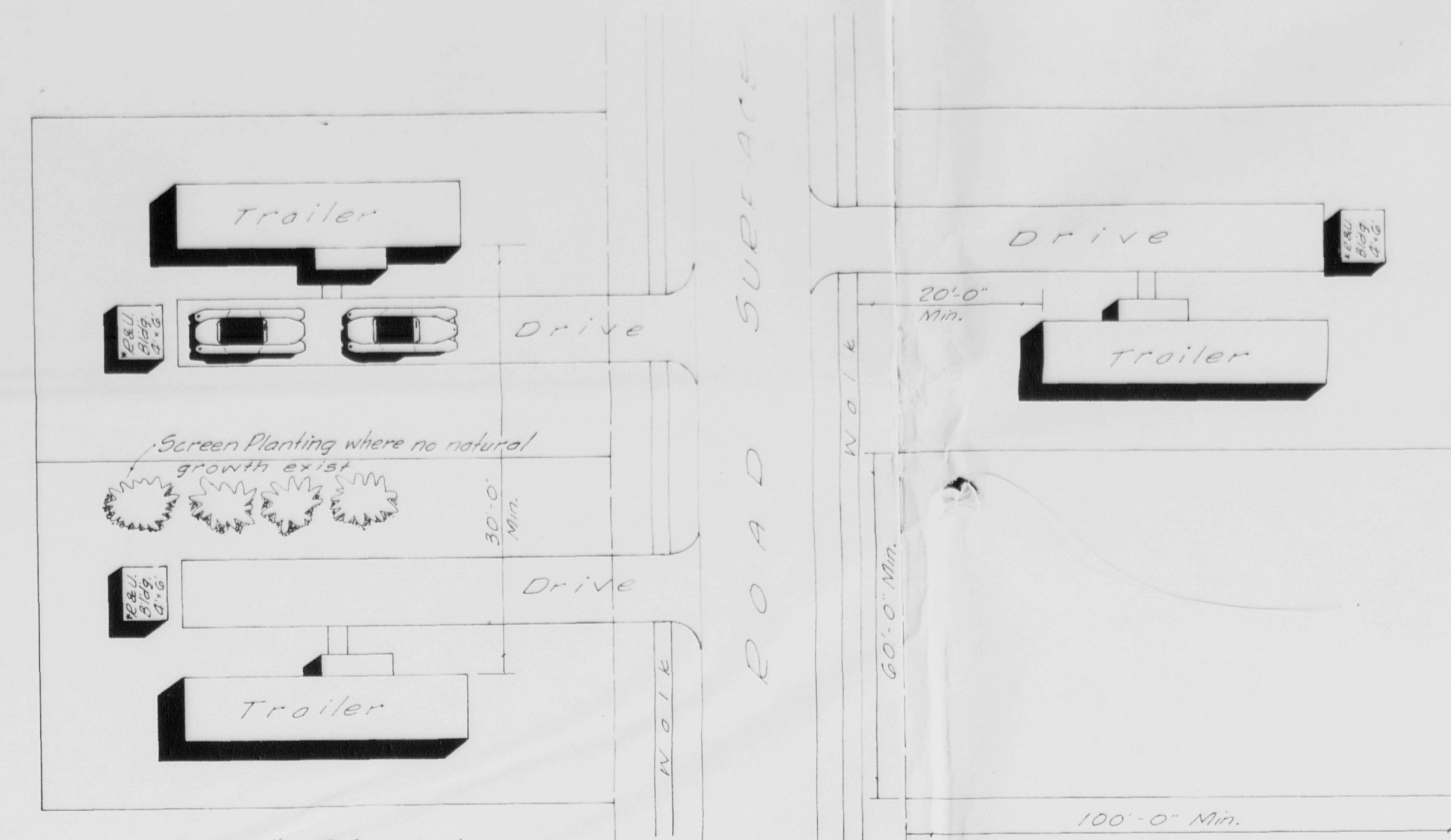
HOLOPHANE, R.S.L. Series 350
(or equal)

Job No. 68-017

10'-0" to 20'-0"



TYPICAL PARK AREA



Note: R & U Bldg. - Refuse Container
and Utility Building (See 4 & 5)

TYPICAL LOT LAYOUT

SILVER STREAM TRAILER PARK
Town of New Windsor Orange Co., NY

NEW YORK STATE		Details		DRAWING NUMBER	
LIC. NO. 37246		RICHARD G. BARGER P. E. & L. S. NEW HACKENSACK ROAD WAPPINGERS FALLS, NEW YORK		2 OF 2	
		DATE	SCALE		
	1/25/72	None	HJ/LYNCH	HJ/LYNCH	